

DESIGN AND DEVELOPMENT CONTACTS:

LAND USE ATTORNEY:	WALSH COLUCCI LUBELEY & WALSH 2200 CLARENDON BLVD., SUITE 1300 ARLINGTON, VA 22201 CONTACT: M. CATHARINE PUSKAR TEL: (703) 582-4700
DEVELOPER/APPLICANT:	TACO BELL, LLC 3016 LANTA LANE MARIETTA, GA 30062 CONTACT: DAVID BOHANON TEL: (678) 469-3307
CIVIL ENGINEER:	CORE STATES GROUP 201 S. MAPLE AVENUE AMBLER, PA 19002 CONTACT: AARON BODENSCHATZ, P.E. TEL: (215) 809-2125
ARCHITECT:	CORE STATES GROUP 58 MOUNT BETHEL ROAD SUITE 301 WARREN, NJ 07059 CONTACT: JOHN ZIETKIEWICZ TEL: (908) 462-9700
SURVEYOR:	GRS GROUP, LLC 6703 DELAND COURT SPRINGFIELD, VA 22152 CONTACT: KEVIN F. STEINHILBER TEL: (732) 422-6700

ZONING TABLE		
	REQUIRED/ EXISTING	PROPOSED
USE	EXISTING CAR RENTAL	FAST FOOD RESTAURANT W/ DRIVE THRU
ZONE	CG/ COMMERCIAL GENERAL ZONE	CG/ COMMERCIAL GENERAL ZONE
BUILDING CODE ANALYSIS	IBA2	IBA2
AVERAGE FINISH GRADE ELEVATION	94.27	93.95
FAR	0.5 MAX	0.14
EXISTING PARCEL (LOT 501)	NO REQUIRED LOT SIZE / 15,241 SF (0.35 AC)	15,241 SF (0.35 AC)
EXISTING PARCEL (LOT 3244)	NO REQUIRED LOT SIZE / 91,867 SF (2.11 AC)	91,867 SF (2.11 AC)
PROPOSED LEASED AREA	NO REQUIRED LOT SIZE	2,997 SF (0.07 AC)
PROPOSED DEVELOPMENT AREA	NO REQUIRED LOT SIZE	18,238 SF (0.42 AC)
GROSS FLOOR AREA	N/A	2,186 SF
NET FLOOR AREA	N/A	2,186 SF
BUILDING HEIGHT	50 FT	22 ± FT
OPEN SPACE	N/A	4,410 SF (0.03 AC) GROUND LEVEL
PARKING (LOT 501)	11 SPACES REQUIRED 1 SPACE PER 4 SEATS = 42 SEATS / 4 = 11 SPACES	13 STANDARD SPACES 1 ADA SPACE: 14 SPACES TOTAL
PARKING (LOT 3244)	108 SPACES REQUIRED= 1 SPACE PER 200 SF = 19,630 SF / 200 = 99 SPACES + 1,805 SF / 200 = 9 SPACES	107 STANDARD SPACES 6 ADA SPACES: 113 SPACES TOTAL
	SUP2015-0112 EXISTING = 114 SPACES ACTUAL SITE EXISTING = 123 SPACES	
ADA PARKING SPACES	1 SPACE REQUIRED	1 SPACE
LOADING SPACES	0 SPACES REQUIRED	0 SPACES (LOADING AREA ON ADJACENT PARCEL SHOWN ON PLANS)
BIKE SPACES	3 SPACES REQUIRED	4 SPACES
LOT FRONTAGE	NO FRONTAGE REQUIREMENT EX. DUKE STREET: 159.79' EX. N. GORDON STREET: 113.6'	DUKE STREET: 125.02' N. GORDON STREET: 113.6'
PARKING SETBACK	SOUTH - 6' WEST - 6' NORTH - 0' EAST - 0'	SOUTH - 51.61' WEST - 27.48' NORTH - N/A EAST - 30.70'
BUILDING SETBACK	DUKE STREET 25' FROM PROPERTY LINE 75' FROM CENTERLINE	3.40' FROM PROPERTY LINE 63.42' FROM DUKE STREET CENTERLINE
AVERAGE DAILY TRIPS	55	1,080

PRELIMINARY SITE PLAN  
FOR  
TACO BELL  
4213 DUKE STREET  
CITY OF ALEXANDRIA, VA 22304  
DSP #2015-0021  
TM #050.03-09-14  
LOT 501



VICINITY MAP  
1" = 1000'

SUP / MODIFICATIONS REQUESTED	
1	75' BUILDING SETBACK FROM CENTERLINE OF DUKE STREET
2	25' BUILDING SETBACK FROM PROPERTY LINE ON DUKE STREET
3	SPECIAL USE PERMIT FOR RESTAURANT
4	SPECIAL USE PERMIT FOR DRIVE-THROUGH FACILITY

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EXISTING SURVEY:

ALTA/ACSM LAND TITLE SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE SELLER/OWNER.

ALTA/ACSM LAND TITLE SURVEY:	GRS GROUP, LLC, KEVIN F. STEINHILBER VA PROFESSIONAL LAND SURVEYOR #1653
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SOIL INFORMATION:

PER THE UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY, THE SOIL AT THE PROPOSED SITE LOCATION IS DESIGNATED 95 AND NAMED URBAN LAND. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME.

RPA:

BASED ON THE RESOURCE PROTECTION AREA BUFFER MAP ADOPTED BY CITY COUNCIL, THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THIS PROPERTY.

FLOODPLAIN:

THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) PER THE MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519 0005D, MAP EFFECTIVE DATE MAY 15, 1991."

TRIP GENERATION (ADT) COMPARISON:

EXISTING:	1,663 S.F. ENTERPRISE CAR RENTAL USE NEW CAR SALES ITE LU CODE 841
WEEKDAY DAILY:	33.34*1.663= 55 AM PEAK: 2.03*1.663= 3 PM PEAK: 2.59*1.663= 4
PROPOSED:	2,186 S.F. TACO BELL W/ DRIVE THRU USE FAST FOOD WITH DRIVE THRU ITE LU CODE 934
HOURS OF OPERATION:	6:30 AM - 1:00 AM 6:30 AM - 3:00 AM ON FRIDAY AND SATURDAY
WEEKDAY DAILY:	496.12*2.177= 1,080 AM PEAK: 49.35*2.177= 107 PM PEAK: 33.48*2.177= 73

AREA TABULATIONS:

EXISTING SITE AREA (LOT 501)	= 15,241 SF (0.35 AC)
PROPOSED LEASE AREA	= 2,997 SF (0.07 AC)
PROPOSED TOTAL DEVELOPMENT AREA	= 18,238 SF (0.42 AC)

CALCULATIONS BELOW BASED ON PROPOSED TOTAL DEVELOPMENT AREA:	
TOTAL EXISTING IMPERVIOUS AREA	= 14,937 SF (0.34 AC)
TOTAL PROPOSED IMPERVIOUS AREA	= 13,902 SF (0.32 AC)
IMPERVIOUS REDUCTION	= 1,035 SF (0.02 AC) = 7% REDUCTION
TOTAL DISTURBED AREA	= 18,300 SF (0.44 AC)

GENERAL NOTES:

- NO FLOODPLAINS, RESOURCE PROTECTION AREAS, OR ASSOCIATED BUFFERS EXIST ON SITE.
- PROJECT SITE IS NOT LOCATED IN A COMBINED SEWER AREA.
- THERE ARE NO KNOWN RESOURCE PROTECTION AREAS WITHIN THE LIMITS OF THE SITE PLAN.
- THERE ARE NO KNOWN AREAS OF GROUNDWATER CONTAMINATION WITHIN THE LIMITS OF THE SITE PLAN.
- THERE ARE NO KNOWN MARINE CLAYS WITHIN THE PROJECT SITE.
- PROPOSED SANITARY FLOW DOES NOT EXCEED 10,000 GPD.
- NO KNOWN ARCHEOLOGY SIGNIFICANCE ON SITE DUE TO PRIOR DEVELOPMENT.
- NO STORMWATER FACILITIES EXIST ON SITE.
- THE APPLICANT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY.

STORMWATER NARRATIVE:

THE PROPOSED DEVELOPMENT REDUCES THE OVERALL IMPERVIOUSNESS AND REDUCES THE QUANTITY OF RUNOFF LEAVING THE PROJECT SITE.

USING THE RUNOFF REDUCTION METHODOLOGY AND REDEVELOPMENT WORKSHEET IT HAS BEEN DETERMINED THAT APPROXIMATELY 0.08 ACRES OF IMPERVIOUSNESS TREATED BY A MECHANICAL FILTER WITH A 20% PHOSPHORUS REMOVAL EFFICIENCY WILL MEET THE QUALITY REQUIREMENTS

SITE NARRATIVE:

THE SITE IS APPROXIMATELY 0.42 ACRES AND IS CURRENTLY ZONED CG/COMMERCIAL GENERAL. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING ONE-STORY ENTERPRISE CAR-RENTAL BUILDING AND CONSTRUCT A NEW TACO BELL RESTAURANT WITH DRIVE-THROUGH AND RETENTION OF THE EXISTING SURFACE PARKING. AS PART OF THE DEVELOPMENT SITE PLAN, THE APPLICANT WILL BE REQUESTING A SPECIAL USE PERMIT FOR A DRIVE-THROUGH FACILITY.

SITE HISTORY:

BASED ON THE ENVIRONMENTAL PHASE I SITE ASSESSMENT PERFORMED BY EI ON FEBRUARY 11, 2009, THERE IS NO KNOWN EVIDENCE OF CONTAMINATION ON SITE.

	NEW	UPGRADED
CROSSWALKS (NUMBER)	0	0
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	0	0
SIDEWALKS (LF)	286.97 (ON SITE)	107.04 (ADJACENT TO N. GORDON ST.)
BICYCLE PARKING (NUMBER SPACES)	0	0
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	0	0
PEDESTRIAN SIGNALS	0	0

DATE:	08/18/2016
BUILDING TYPE:	URBAN EDGE MED40
BUILDING DATE:	--/------
SITE No.:	310864
STORE No.:	31109
JOB No.:	TCB-17637
SCALE:	N/A
DRAWN BY:	MV
CHECKED BY:	AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



COVER SHEET

C1

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED

DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
DSP NO. 2015-0021	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



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User: MWASCA  
Date: 18-Apr-2025  
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STANDARD ABBREVIATIONS	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLD	BUILDING
BOL	BOLLARD
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
CBF	CUBIC FEET
CL	CENTERLINE
CMR	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END OF WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR
GH	GRADE HIGH SIDE OF WALL
GL	GRADE LOW SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
POI	POINT OF INTEREST
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPR	REINFORCED CONCRETE WITH RUBBER GASKET
RET-WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W/L	WATER LINE
WM	WATER METER
+	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

GENERAL DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR SHALL LIMIT SAW-CUT A PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY OF THE PROJECT TO PLAY PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION, ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

GENERAL SITE NOTES:

- ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL CONDITIONS SHOWN TO BE 'EXISTING' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.
- CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT. ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUANT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
- THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER.

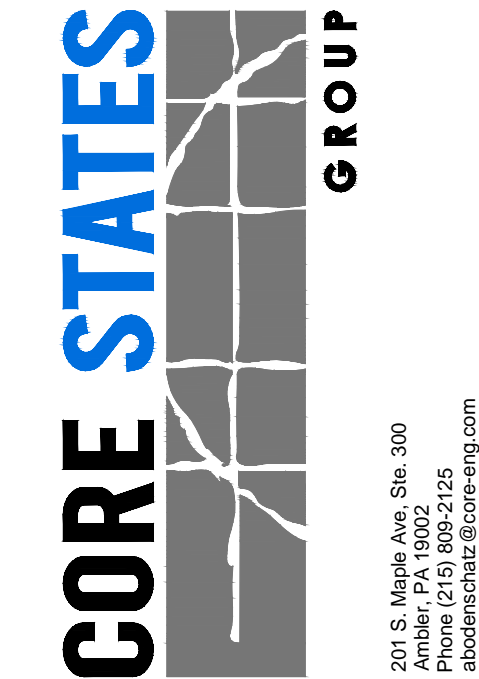
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.
- EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN REMOVED AND REPLACED.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION. SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION, SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.
- SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.
- IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.
- ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC. UNLESS NOTED OTHERWISE).
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.
- IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
- THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
- ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

GENERAL PAVING AND GRADING NOTES:

- ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST EDITION) RESPECTIVELY.
- ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONJOINT JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS. CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. CONTRACTION JOINT SPACING MATCHES WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 25 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAIL.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
- CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BY REQUIRED.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND LANDSCAPE AREAS.
- FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.
- CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE PONDED WATER.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED.

GENERAL UTILITY NOTES:

- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED SAID ENGINEER BY ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS, LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER TIGHT LIDS.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.
- REFER TO ARCHITECTURAL PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
- AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE CITY/COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONAL. ANY WORK PERFORMED PRIOR TO NOTIFYING THE CITY/COUNTY ENGINEERING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE CITY/COUNTY UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY/COUNTY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND SPECIFICATIONS.
- SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.
- A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
- A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.) EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
- A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.
- TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.
- ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.
- PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY/COUNTY AND/OR FIRE DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.



ENGINEER:  
AARON BODENSCHATZ, P.E.



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DATE:	08/18/2016
BUILDING TYPE:	URBAN EDGE MED40
BUILDING DATE:	---/---/----
SITE No.:	310864
STORE No.:	31109
JOB No.:	TCB-17637
SCALE:	N/A
DRAWN BY:	MV
CHECKED BY:	AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

GENERAL  
NOTES

C2

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO.	2015-0021	
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



## NOTES:

1. PROPERTY IS KNOWN AS LOT 501, THE LANDS OF 4213 DUKE STREET, LLC AS RECORDED IN INSTRUMENT NO. 090009663 AND HAVING A CITY OF ALEXANDRIA TAX NUMBER OF 050.03-09-14.

2. LOT 501 = 15,421 SQ. FT. OR 0.34989 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY GRS GROUP LLC MAY 18 AND 19, 2015 AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 731400155, EFFECTIVE DATE SEPTEMBER 29, 2014. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

③ EASEMENT GRANTED TO FAIRFAX AND LOUDOUN LIGHT & POWER COMPANY, DATED MAY 25, 1922, RECORDED JULY 26, 1923, IN LIBER D, NO. 9, PAGE 163 (FAIRFAX COUNTY), MAY AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.

④ EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY, DATED JANUARY 5, 1938, RECORDED JANUARY 29, 1938 IN LIBER W, NO. 12, PAGE 274 (FAIRFAX COUNTY), MAY AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.

⑤ EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY, DATED JANUARY 14, 1938, RECORDED FEBRUARY 10, 1938 IN LIBER W, NO. 12, PAGE 467 (FAIRFAX COUNTY), MAY AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.

⑥ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 29, 1965, RECORDED MAY 24, 1965, IN DEED BOOK 407, PAGE 561, AFFECTS THE SUBJECT PROPERTY, SHOWN.

⑦ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MAY 4, 1967, RECORDED SEPTEMBER 21, 1967, IN DEED BOOK 673, PAGE 297, AFFECTS THE SUBJECT PROPERTY SHOWN.

⑧ EASEMENT DEDICATED TO THE CITY OF ALEXANDRIA, BY DEED OF DEDICATION FOR PUBLIC STREET PURPOSES AND EMERGENCY VEHICLE EASEMENT, DATED APRIL 8, 1976, RECORDED APRIL 13, 1976, IN DEED BOOK 823, PAGE 381, FOR 22 FT EMERGENCY VEHICLE EASEMENT, AFFECTS THE SUBJECT PROPERTY, SHOWN.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

7. ELEVATIONS ARE BASED ON NAVD 88 AND THE VIRGINIA COORDINATE SYSTEM OF 1983, (NAD 83 (2011) EPOCH 2010.00000), COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT D43146 LOYAL LOYOLA 4 COOP CORN ARP. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DRIVE THE REFERENCED COORDINATES IS 0.99995471.

8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) PER PLAN REFERENCE #2.

9. WATER, ELECTRIC AND OTHER UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION AND REFERENCED PLANS.

## LEGEND

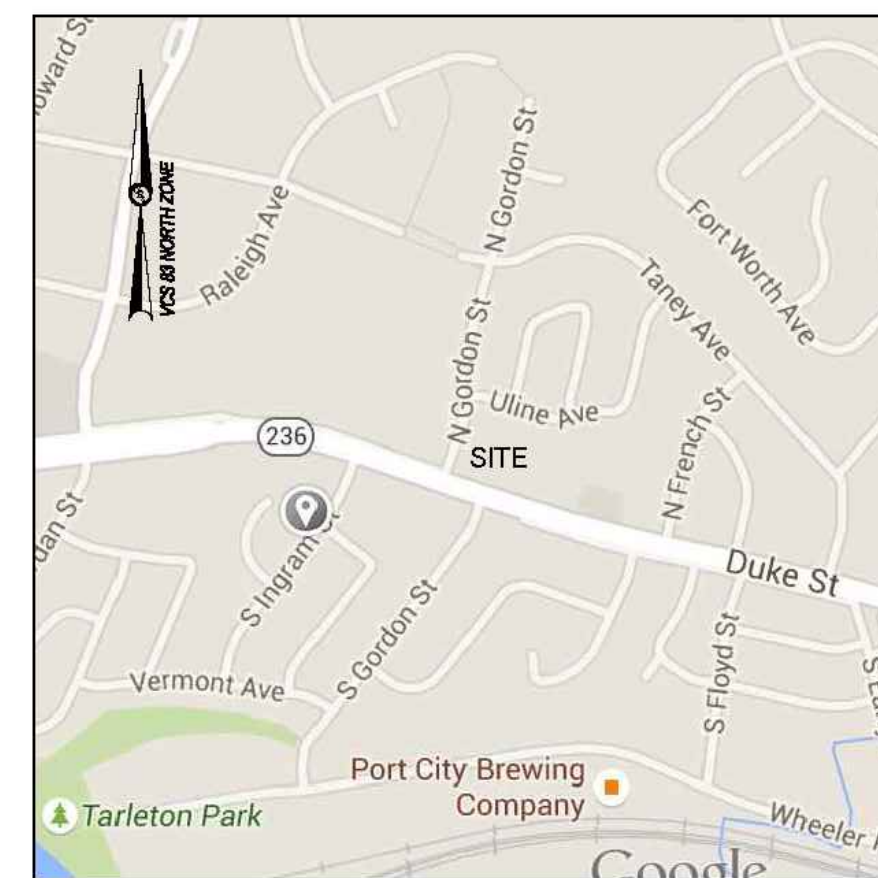
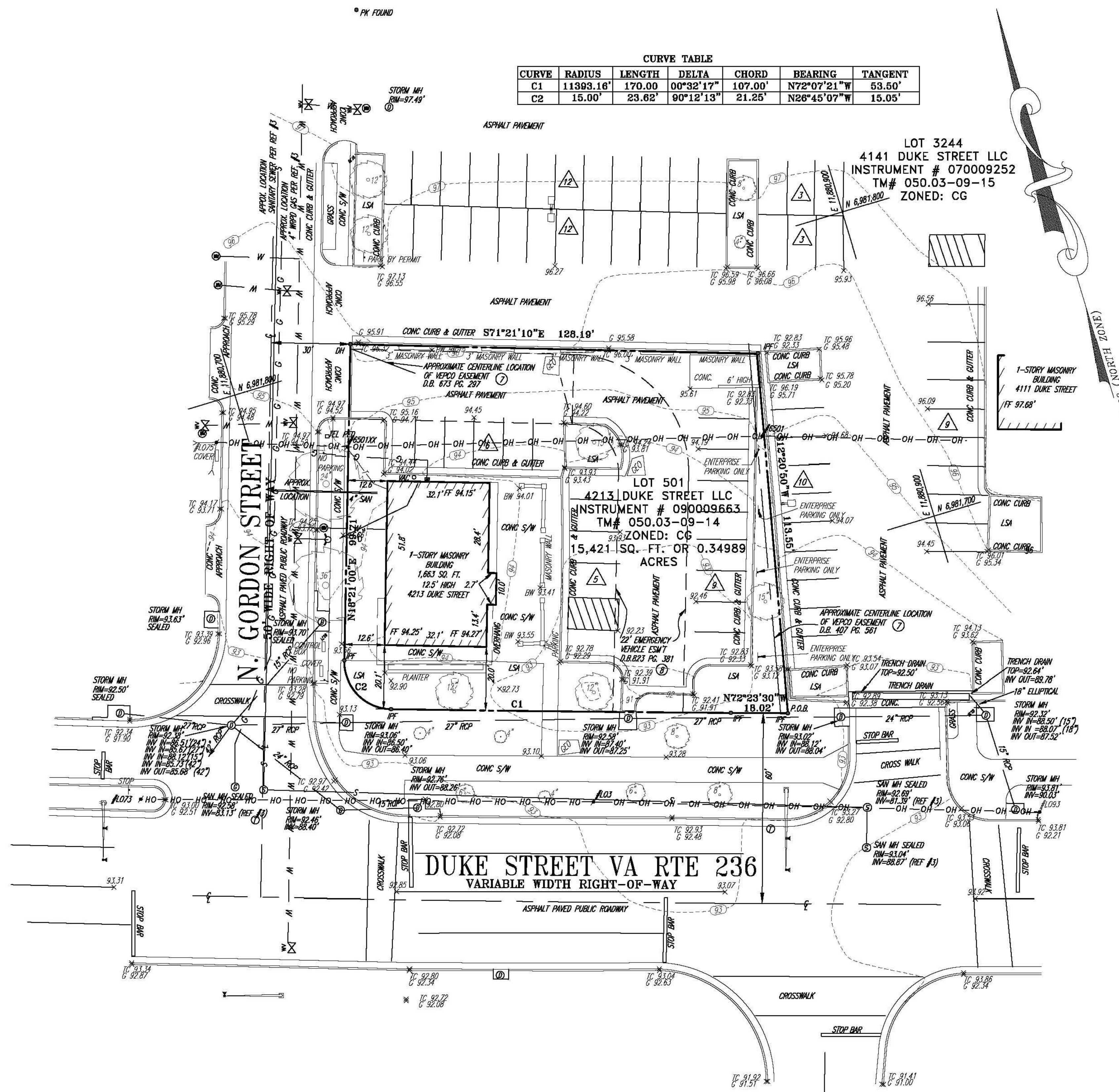
- × TC 262.83 TOP OF CURB ELEVATION  
× G 262.83 FLOWLINE ELEVATION  
× 262.83 SPOT ELEVATION  
C/O CLEAN OUT  
TREE  
L.S.A. LANDSCAPE AREA  
WV WATER VALVE  
FIRE HYDRANT  
WM WATER METER  
① STORM DRAINAGE MANHOLE  
② TELEPHONE MANHOLE  
③ ELECTRIC MANHOLE  
④ SANITARY MANHOLE  
● UTILITY POLE  
GUY WIRE  
EM GAS METER  
STREET LIGHT  
UTILITY POLE W/LIGHT POLE  
EM ELECTRIC METER  
SIGN  
UNDERGROUND WATER  
UNDERGROUND ELECTRIC  
UNDERGROUND GAS  
OVERHEAD WIRES  
GUARDRAIL  
AREA LIGHT  
BOLLARD  
TITLE EXCEPTION

## PARKING TABULATION

REGULAR PARKING SPACES	19
HANDICAP PARKING SPACES	1
TOTAL	20

NOTE: NO KNOWN MARINE CLAYS ARE PRESENT ON THE PROJECT SITE

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	11393.16'	170.00'	00°32'17"	107.00'	N72°07'21"W	53.60'
C2	15.00'	23.62'	90°12'13"	21.25'	N26°45'07"W	15.05'



## REFERENCES:

- THE CITY OF ALEXANDRIA REAL PROPERTY ASSESSMENT MAP NUMBER 50.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519 00050, MAP EFFECTIVE DATE MAY 15, 1991.
- PLAN ENTITLED "SITE PLAN, ARTHUR TREACHER'S FISH & CHIPS, INC.", DATED JUNE 2, 1975, AND PREPARED BY RUNYON ASSOCIATES, FALLS CHURCH, VA.
- ALTA/ACSM LAND TITLE SURVEY ENTITLED "LOT 501, COOPERSMITH VIRGINIA PROPERTY, LLC", DATED JANUARY 27, 2009, AND PREPARED BY CHRISTOPHER CONSULTANTS, FAIRFAX, VA.

## LEGAL DESCRIPTION

LOT FIVE HUNDRED ONE (501) OF A RESUBDIVISION OF THE DIVISION OF LAND OUTLOT "D" SECTION ONE (1) DALECREST, AND THE PROPERTY OF JACOB COOPERSMITH, PART OF ORIGINAL LOTS TEN (10) AND ELEVEN (11), SUBDIVISION OF J.H. DONNER FARM, ALEXANDRIA, VIRGINIA, AS THE SAME IS SHOWN UPON A PLAT ATTACHED TO A DEED OF RESUBDIVISION RECORDED IN DEED BOOK 849 AT PAGE 845, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, SAVING AND EXCEPTING THEREFROM ALL THAT PORTION OF LAND, CONTAINING 48 SQUARE FEET MORE OR LESS AND CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA BY DEED DATED APRIL 8, 1976 AND RECORDED APRIL 13, 1976 IN DEED BOOK 823 AT PAGE 381 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

THE PROPERTY NOW BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DUKE STREET; A VARIABLE WIDTH RIGHT OF WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF 4141 DUKE STREET LLC;

THENCE, RUNNING WITH SAID NORTHERLY LINE OF DUKE STREET THE FOLLOWING THREE COURSES AND DISTANCES, THE BEARINGS REFERENCED TO VCS 83, NORTH ZONE:

- N72°23'09"W, A DISTANCE OF 18.02 FEET TO A POINT OF CURVATURE.
- WITH A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 80°22'17", HAVING A RADIUS OF 11393.16 FEET, AN ARC DISTANCE OF 107.00 FEET, WITH A CHORD LENGTH OF 107.00 FEET, WHICH BEARS N72°07'21"W TO A POINT OF COMPOUND CURVATURE.
- WITH A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°12'13", HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.62 FEET, WITH A CHORD LENGTH OF 21.25 FEET, WHICH BEARS N26°45'07"W TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH GORDON STREET, A FIFTY FOOT RIGHT OF WAY;

THENCE, DEPARTING THE MOTHERLY LINE OF DUKE STREET AND RUNNING WITH THE EASTERLY LINE OF NORTH GORDON STREET, N18°21'10"E, A DISTANCE OF 99.71 FEET TO A POINT ON THE WESTERLY LINE OF 4141 DUKE STREET LLC;

THENCE, DEPARTING THE EASTERLY LINE OF NORTH GORDON STREET, AND RUNNING WITH THE WESTERLY LINE OF 4141 DUKE STREET LLC, THE FOLLOWING TWO COURSES AND DISTANCES:

- S71°12'10"E, A DISTANCE OF 128.19 FEET;
- S12°20'50"W, A DISTANCE OF 113.55 FEET, TO THE POINT OF BEGINNING;

CONTAINING 15,241 SQUARE FEET OF 0.34989 ACRES OF LAND, MORE OR LESS.

1	REVISED PER CLIENT COMMENTS	K.F.S.	11/16/2015
NO.	DESCRIPTION OF REVISION	DRAWN	DATE

ALTA/ACSM LAND TITLE SURVEY			
LOT 501			
4213 DUKE STREET, LLC			
INSTRUMENT NO. 090009663			
CITY OF ALEXANDRIA, VIRGINIA			

GRS GROUP, LLC		6703 DELAND COURT SPRINGFIELD, VA 22152 TEL: 703-727-5828 FAX: 703-763-2320 www.grsgroupllc@gmail.com
----------------	--	---

DATE	SCALE	DRAWN	CHECKED
6/09/2015	1"=20'	K.F.S.	G.R.S.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
5/18/2015	-	1-6	G.S./R.D.

FILE NO.:	DRAWING NAME/SHEET NO.
TCB 17285	4213 ALTA 1 OF 1

THIS "ALTA/ACSM LAND TITLE SURVEY, LOT 501, INSTR #090009663, CITY OF ALEXANDRIA, VIRGINIA" WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY; THAT THE DATA WAS OBTAINED ON MAY 18 AND 19, 2015; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

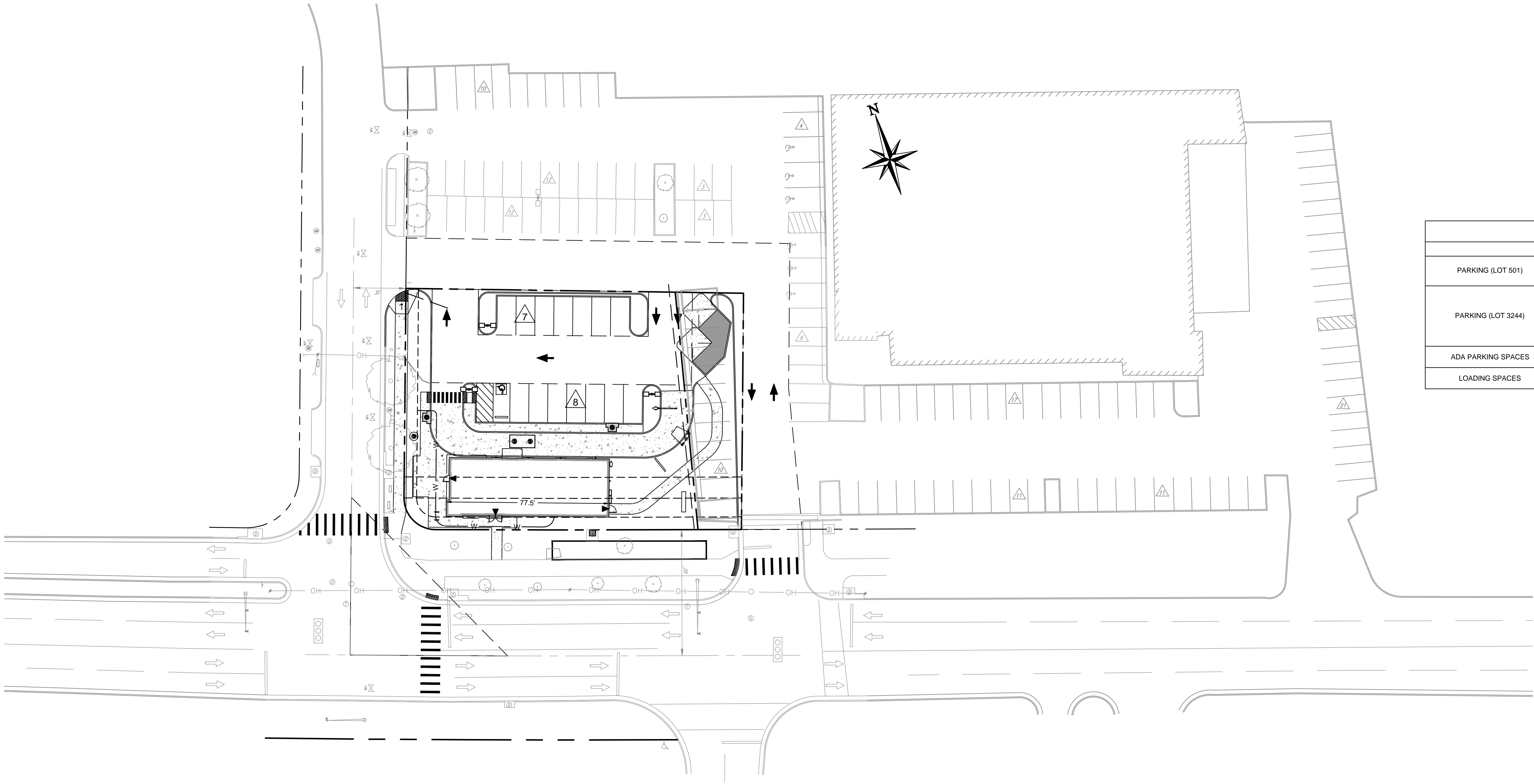
TO: CHICAGO TITLE INSURANCE COMPANY  
TACO BELL OF AMERICA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND INSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11(b), 12, 13, 19, 20(a), 20(b), 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18 AND 19, 2015.

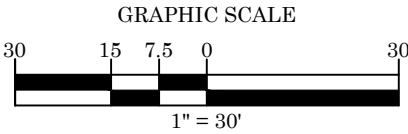
Kevin F. Steinhilber  
KEVIN F. STEINHILBER  
VIRGINIA LICENSED LAND SURVEYOR #1553

DATE  
11/18/2015





PARKING TABLE		
	REQUIRED/EXISTING	PROPOSED
PARKING (LOT 501)	11 SPACES REQUIRED 1 SPACE PER 4 SEATS = 40 SEATS / 4 = 11 SPACES	13 STANDARD SPACES 1 ADA SPACE: 14 SPACES TOTAL
PARKING (LOT 3244)	108 SPACES REQUIRED= 1 SPACE PER 200 SF = 19,630 SF / 200 = 99 SPACES + 1,805 SF / 200 = 9 SPACES SUP2015-0112 EXISTING = 114 SPACES ACTUAL SITE EXISTING = 123 SPACES	107 STANDARD SPACES 6 ADA SPACES: 113 SPACES TOTAL
ADA PARKING SPACES	1 SPACE REQUIRED	1 SPACE
LOADING SPACES	0 SPACES REQUIRED	0 SPACES



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

<b>APPROVED</b>	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
DSP NO.    2015-0021	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

ENGINEER:  
AARON BODENSCHATZ, P.E.



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DATE: 08/18/2016  
BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: --/--/----  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=20'  
DRAWN BY: MV  
CHECKED BY: AB

**TACO BELL**

4213 DUKE STREET  
ALEXANDRIA, VA 22304



**URBAN EDGE**  
MED40

ADJACENT SITE  
EXHIBIT

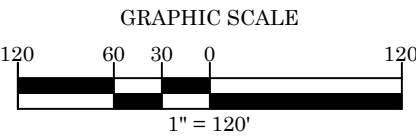
**C4**





○ KEY NOTES:

1. DUKE ST. AND S INGRAM ST. STOP. BUSES 8Z, AT8.
2. RT. 236 DUKE ST. AND INGRAM STREET STOP. BUSES 8Z, AT8.
3. DUKE ST. AND S GORDON ST. STOP. BUSES 8Z, AT8.
4. DUKE ST. AND S FRENCH ST. STOP. BUSES 8Z, AT8.
5. DUKE ST. AND N FRENCH ST. STOP. BUSES 8Z, AT8.
6. FUTURE TRANSITWAY STATION.



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APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DSP NO. 2015-0021

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



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BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: ---/---/---  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=120'  
DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

CONTEXTUAL SITE  
PLAN

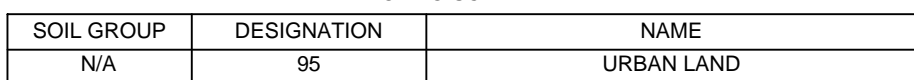
C5



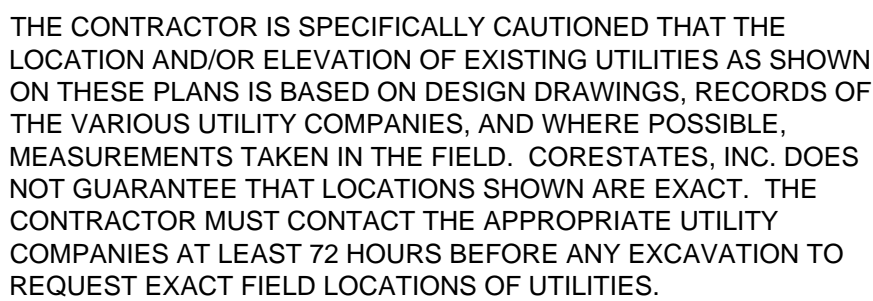
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
4. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
5. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.
6. SECTION 106.1 ITEM #1 OF THE VCC REQUIRE A BUILDING PERMIT BE SECURED FOR THE DEMOLITION OF ANY BUILDING OR STRUCTURE PRIOR TO THAT DEMOLITION.
7. SECTION 110.3 OF THE VCC REQUIRES THAT A BUILDING PERMIT SHALL NOT BE ISSUED FOR THE RENOVATION OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO JANUARY 1, 1985 WITHOUT ASBESTOS CERTIFICATION AND ABATEMENT PERMIT FROM THIS OFFICE TO REMOVE ANY IDENTIFIED ASBESTOS.
8. NO KNOWN MARINE CLAYS ARE PRESENT ON THE PROJECT SITE.
9. A DUE DILIGENCE REPORT WAS COMPLETED FOR THE SITE BY CORE STATES GROUP DATED OCTOBER 6, 2014. NO KNOWN CONTAMINATION AREAS WERE FOUND ON PROJECT SITE.



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1. EX. MASONRY BUILDING TO BE REMOVED.
2. EX. CURB AND GUTTER TO BE REMOVED.
3. EX. CURB TO BE REMOVED.
4. EX. MASONRY WALL TO BE REMOVED.
5. EX. PARKING STRIPING TO BE REMOVED.
6. EX. LANDSCAPE AREA TO BE REMOVED.
7. EX. TREE TO BE REMOVED.
8. EX. CONC. SIDEWALK TO BE REMOVED.
9. EX. LIGHT POLE TO BE REMOVED.
10. EX. SIGN TO BE REMOVED.
11. EX. UTILITY POLE TO BE REMOVED.
12. EX. OVERHEAD LINE TO BE RELOCATED UNDERGROUND.
13. EX. GAS LINE TO BE REMOVED.
14. EX. GAS METER TO BE REMOVED.
15. EX. WATER LINE TO BE REMOVED.
16. EX. CAR VACUUM TO BE REMOVED.
17. EX. TELEPHONE LINE TO BE REMOVED.
18. EX. PLANTER TO BE REMOVED.
19. EX. TREE TO REMAIN AND BE PROTECTED IN PLACE.
20. EX. UTILITY POLE TO REMAIN AND BE PROTECTED IN PLACE.
21. EX. FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE.
22. EX. WATER METER TO REMAIN AND BE PROTECTED IN PLACE.
23. EX. SIGN TO REMAIN AND BE PROTECTED IN PLACE.
24. EX. ELECTRIC LINE TO BE REMOVED.

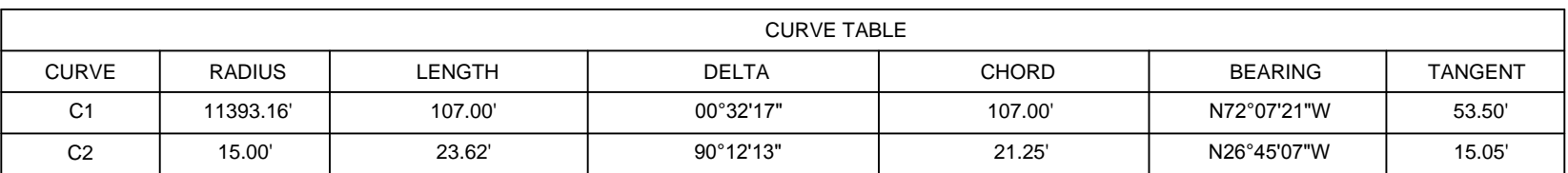


DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR		_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO. <u>2015-0021</u>		
_____ DIRECTOR		_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION		_____ DATE
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

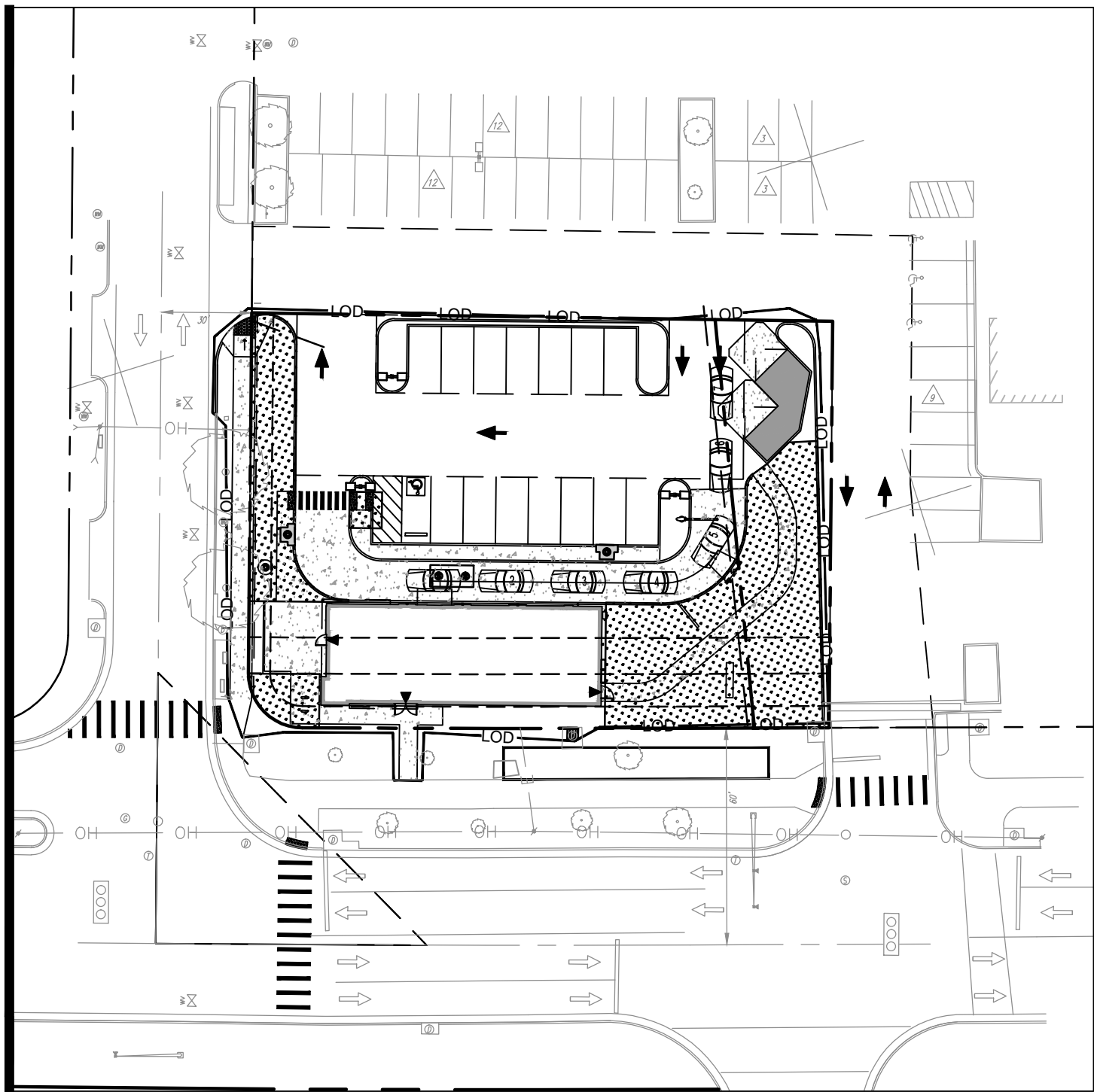


EXISTING  
CONDITIONS /  
DEMOLITION PLAN

# C6







#### OPEN SPACE MAP

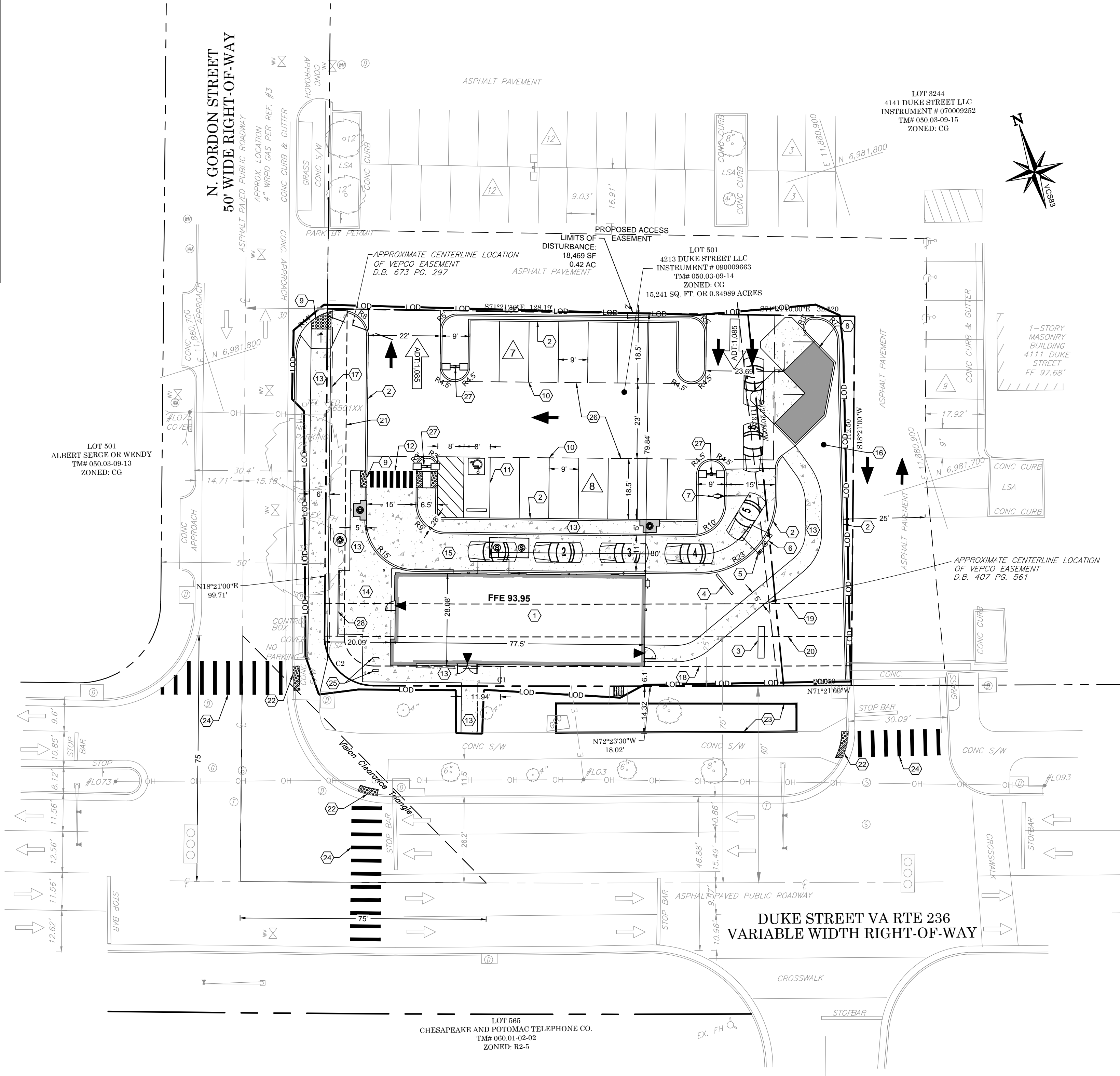
SITE AREA= 18,238 SF  
4,410 SF OPEN SPACE = 28.94%

#### SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- EXISTING CURB
- PROPOSED CURB
- PROPOSED MOUNTABLE
- PROPOSED BUILDING
- PROPOSED RIP RAP
- PROPOSED CONCRETE
- PROPOSED BRIDGE
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PARKING COUNT

#### SITE PLAN KEY NOTES:

- PROP. TACO BELL.
- PROP. 6" CONC. CURB.
- PROP. MONUMENT SIGN.
- PROP. MENU BOARD.
- PROP. TACO BELL ORDER CONFIRMATION BOARD.
- PROP. CANOPY AND FOUNDATION.
- PROP. CLEARANCE BAR.
- PROP. TRASH ENCLOSURES.
- PROP. ADA RAMP.
- PROP. PARKING STRIPING.
- PROP. ADA PARKING STRIPING.
- PROP. 6" WIDE WHITE THERMOPLASTIC PARALLEL LINES WITH REFLECTIVE MATERIAL, WITH 10 FEET IN WIDTH BETWEEN INTERIOR LINES PEDESTRIAN CROSSING.
- PROP. CONC. SIDEWALK.
- PROP. PATIO.
- PROP. 11' DRIVE-THRU.
- PROP. LEASE AREA = 2,997 SF (0.07 AC) TO BE LEASED FROM LOT 3244.
- PROP. ACCESS EASEMENT, 0.5' OFF SIDEWALK.
- EX. 6' PARKING SETBACK.
- EX. 25' ZONE TRANSITION SETBACK.
- EX. 75' BUILDING SETBACK FROM CENTERLINE OF DUKE STREET.
- EX. 5' PARKING SETBACK.
- PROP. TRUNCATED DOMES.
- FUTURE TRANSITWAY STATION AND LOCATION TO BE DONE BY OTHERS. PER THE TRANSITWAY CORRIDOR FEASIBILITY STUDY - SUPPLEMENTAL INFORMATION DATED OCTOBER 2012.
- PROP. HIGH VISIBILITY CROSS WALK.
- PROP. BIKE RACK.
- PROP. EMERGENCY VEHICLE EASEMENT.
- PROP. SITE LIGHT.
- PROP. CHAIN LINK FENCE.



#### GENERAL SITE NOTES:

- ALL DIMENSIONS AND RADII CALL OUTS ARE TO FACE OF CURB.
- EXISTING CONDITIONS ARE BASED ON A SURVEY BY GRS GROUP, LLC. SEE SHEET C3.
- ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- ALL WORK IN THE ROW SHALL CONFORM TO THE CURRENT VDOT STANDARDS AND REQUIRE INSPECTION BY THE STATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ALEXANDRIA AND VDOT IN ADVANCE OF WORK PERFORMED WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL PER MUTCD STANDARDS THROUGHOUT THE LIFE OF THE PROJECT.
- THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.



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ENGINEER:  
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BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: --/--  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=20'  
DRAWN BY: MV  
CHECKED BY: AB

#### TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

#### SITE PLAN

C7

#### APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DSP NO. 2015-0021

DIRECTOR DATE

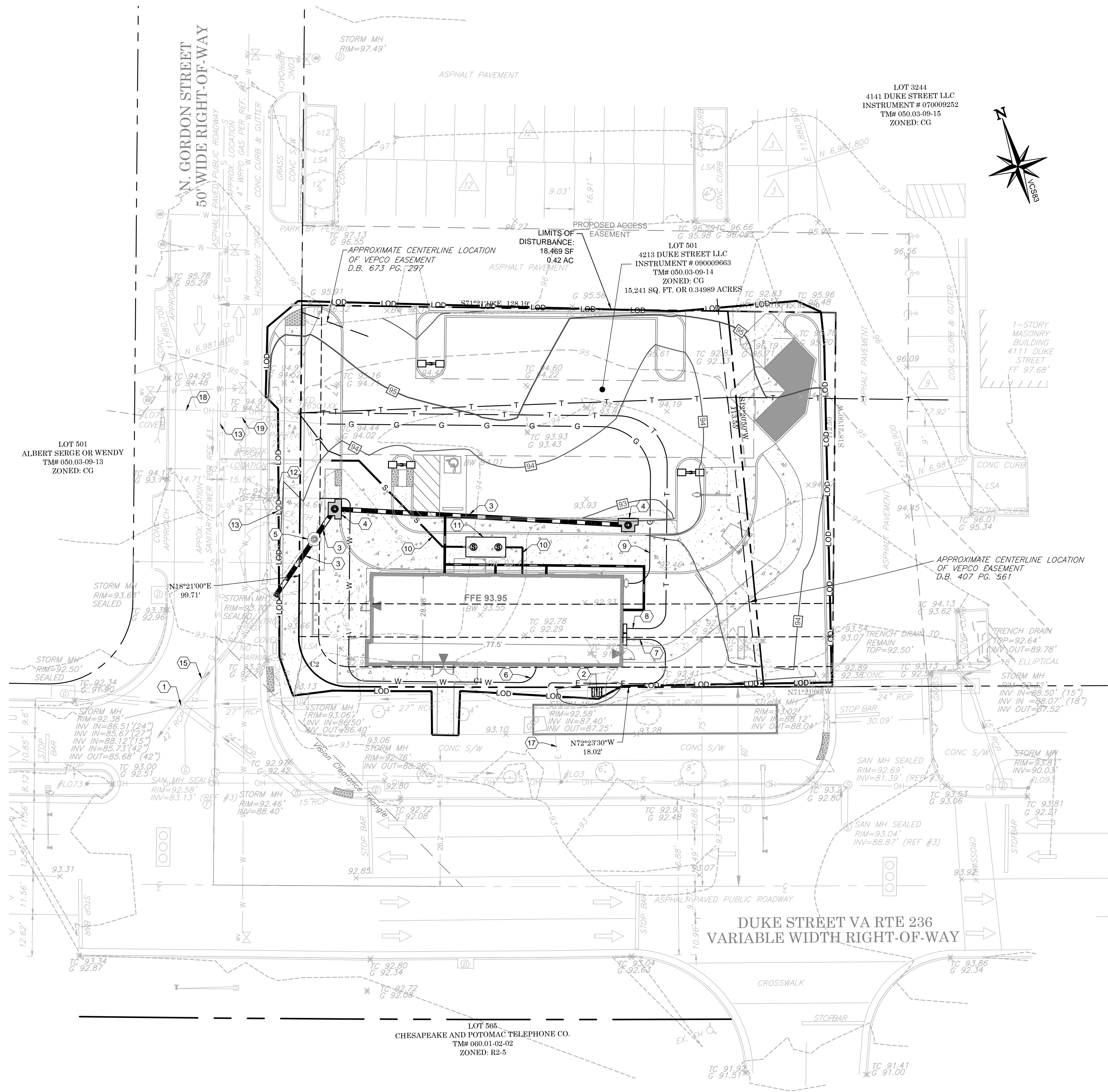
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

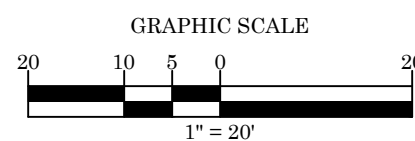


GRADING / UTILITY LEGEND	
	EXISTING PROPERTY BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	PROPOSED ROAD CENTERLINE
	PROPOSED DITCH CENTERLINE
	PROPOSED LIMITS OF BMP / DETENTION
	EXISTING 5' INTERVAL CONTOUR LINE
	EXISTING 1' INTERVAL CONTOUR LINE
	PROPOSED 5' INTERVAL CONTOUR LINE
	PROPOSED 1' INTERVAL CONTOUR LINE
	PROPOSED SPOT SHOTS
	EXISTING CURB
	PROPOSED CURB
	PROPOSED MOUNTABLE
	PROPOSED BUILDING
	PROPOSED RIP RAP
	PROPOSED CONCRETE
	PROPOSED BRIDGE
	PROPOSED WATER STRUCTURES
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY STRUCTURES
	EXISTING SANITARY STRUCTURES
	EXISTING WATER STRUCTURES
	PROPOSED PARKING COUNT
	EXISTING GAS MAIN
	EXISTING WATER MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE
	EXISTING OVERHEAD WIRES
	EXISTING SANITARY
	EXISTING STORM
	PROPOSED STORM PIPE
	PROPOSED WATER
	PROPOSED SANITARY
	PROPOSED SANITARY FORCE MAIN



○ GRADING / UTILITY PLAN KEY NOTES:

1. PROP. FINAL STORMWATER OUTFALL.
2. REPLACE EXISTING CURB INLET WITH GRATE INLET TOP.
3. PROP. 15" RCP PIPE.
4. PROP. CURB INLET.
5. PROP. MECHANICAL STORM FILTER.
6. PROP. 1.5" WATER LINE.
7. PROP. ELECTRIC LINE.
8. PROP. TELEPHONE LINE.
9. PROP. GAS LINE.
10. PROP. 4" SANITARY LINE.
11. PROP. GREASE TRAP.
12. EX. WATER METER TO REMAIN AND BE RE-USED.
13. EX. HYDRANT TO BE PROTECTED IN PLACE.
14. EX. 10" SANITARY LINE OWNED BY CITY OF ALEXANDRIA.
15. EX. 15" STORMSEWER OWNED BY CITY OF ALEXANDRIA.
16. EX. 2" WATER LINE OWNED BY VIRGINIA AMERICAN WATER.
17. EX. ELECTRIC LINE OWNED BY DOMINION VIRGINIA POWER.
18. EX. TELEPHONE LINE OWNED BY VERIZON.
19. EX. GAS LINE OWNED BY WASHINGTON GAS.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

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DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ENGINEER:  
AARON BODENSCHATZ, P.E.



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DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

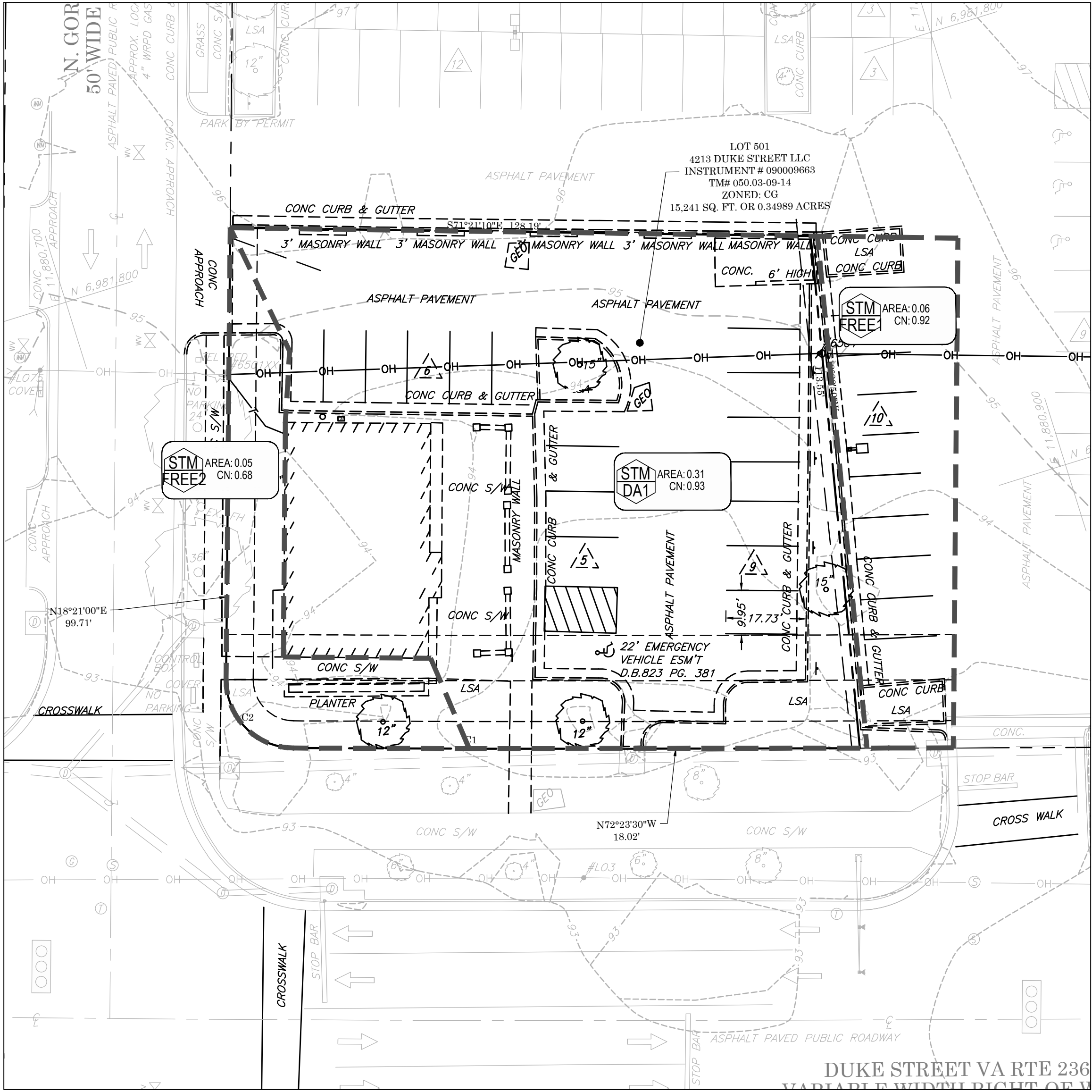
GRADING / UTILITY  
PLAN

C8

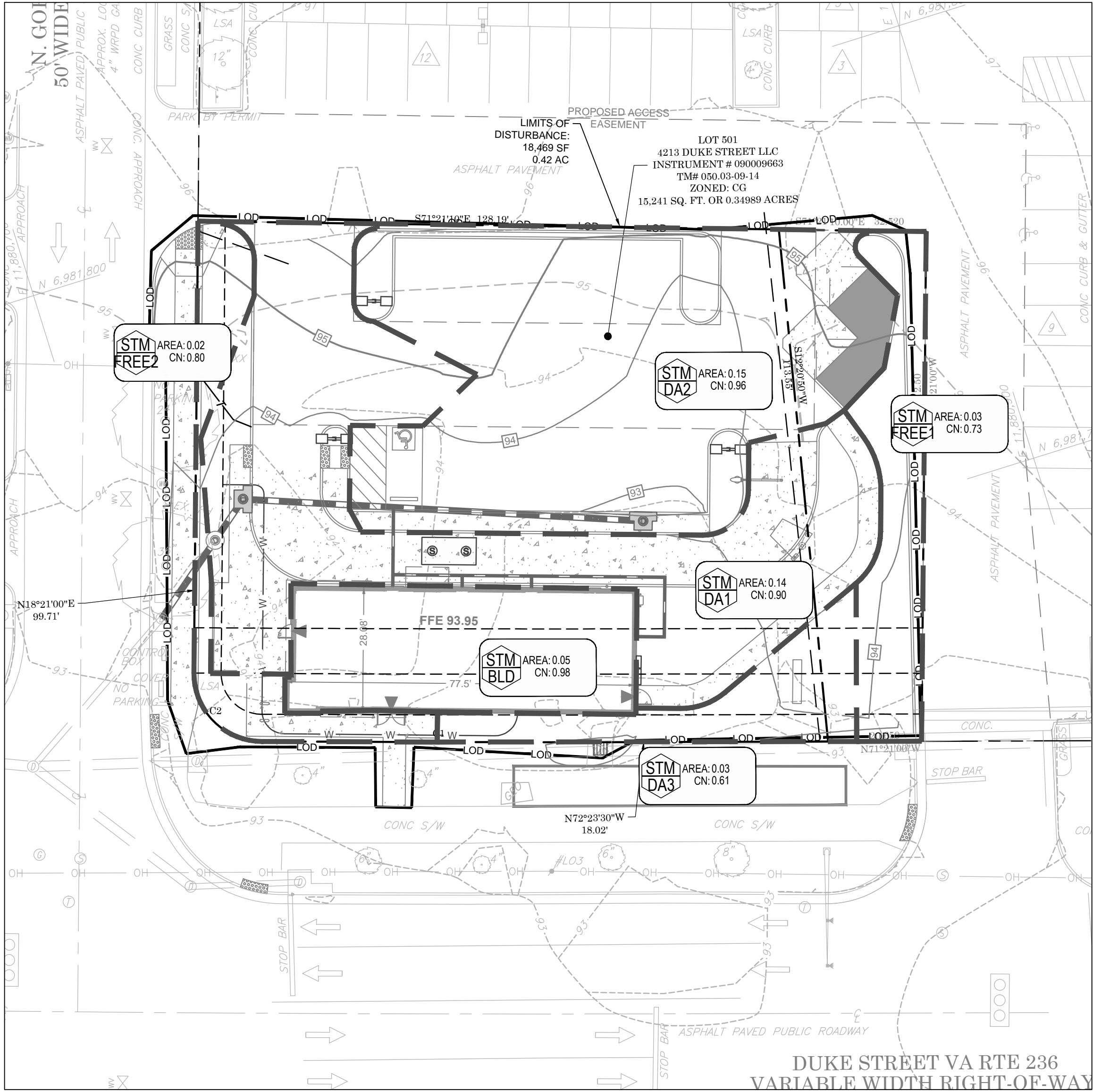




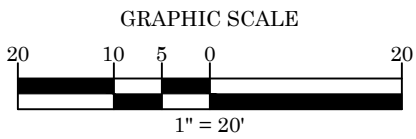




PRE-DEVELOPMENT DRAINAGE MAP

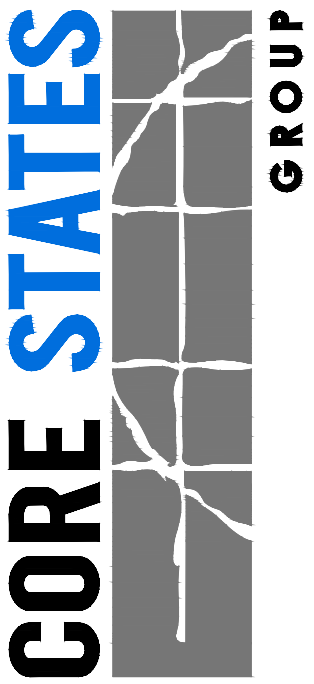


POST-DEVELOPMENT DRAINAGE MAP



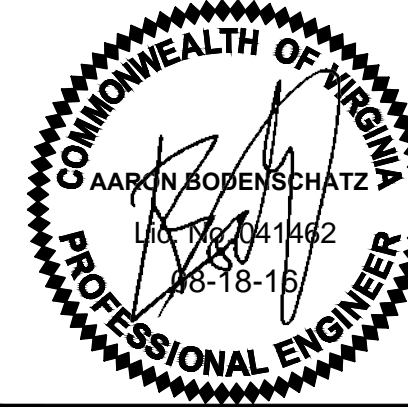
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DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO.	2015-0021	
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TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

STORMWATER  
MANAGEMENT PLAN

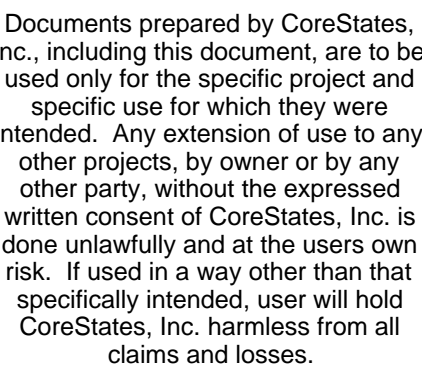
C10







AARON BODENSCHATZ, P.E.



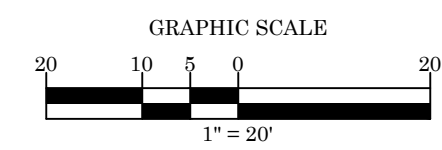
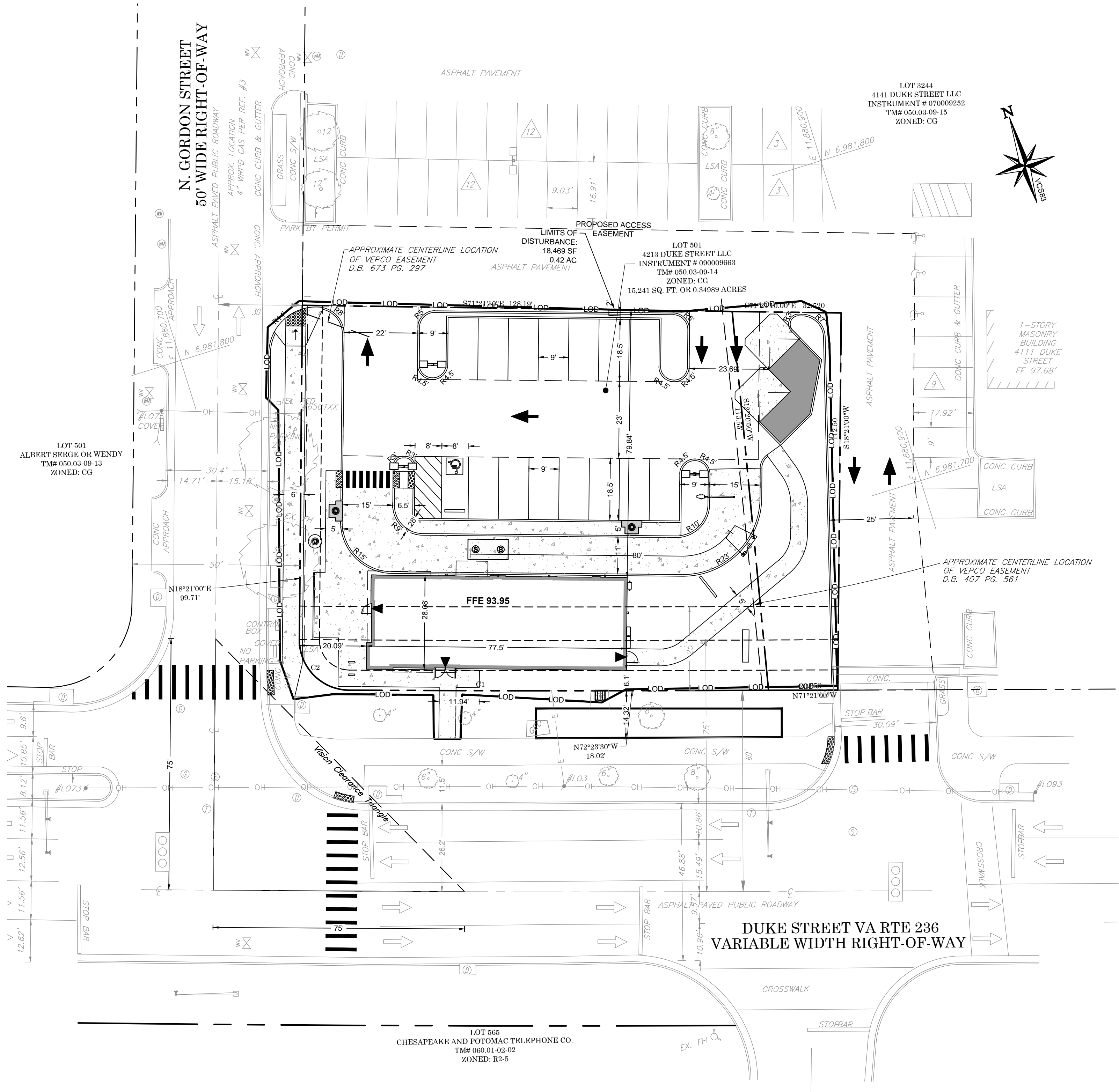
<b>APPROVED</b>		
DEPARTMENT OF PLANNING & ZONING		
_____	_____	_____
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO.    2015-0021		
_____	_____	_____
DIRECTOR		DATE
_____	_____	_____
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

4213 DUKE STREET  
ALEXANDRIA, VA 22304



# C12

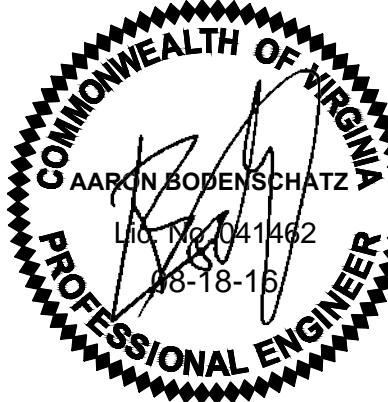




THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO. 2015-0021		
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CHAIRMAN, PLANNING COMMISSION		
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE	
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ENGINEER:  
AARON BODENSCHATZ, P.E.



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DATE: 08/18/2016  
BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: --/--  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=20'  
DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304

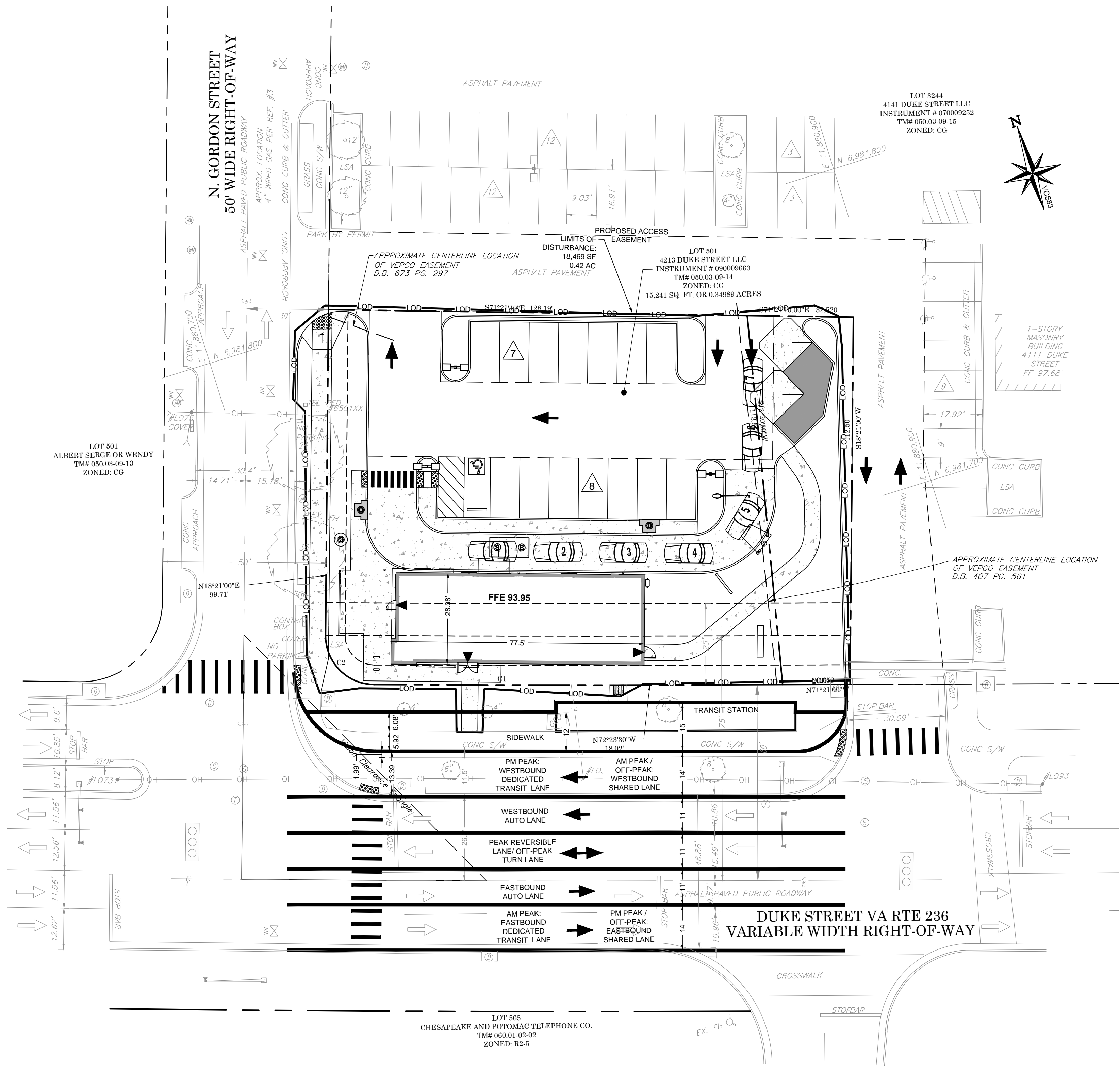


URBAN EDGE  
MED40

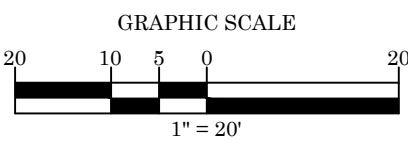
DIMENSION PLAN

C13





- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
  - EXISTING ADJOINING PROPERTY LINE
  - EXISTING ROAD CENTERLINE
  - PROPOSED ROAD CENTERLINE
  - PROPOSED DITCH CENTERLINE
  - PROPOSED LIMITS OF BMP / DETENTION
  - EXISTING CURB
  - PROPOSED CURB
  - PROPOSED MOUNTABLE
  - PROPOSED BUILDING
  - PROPOSED RIP RAP
  - PROPOSED CONCRETE
  - PROPOSED BRIDGE
  - PROPOSED WATER STRUCTURES
  - PROPOSED STORM STRUCTURES
  - PROPOSED SANITARY STRUCTURES
  - EXISTING SANITARY STRUCTURES
  - EXISTING WATER STRUCTURES
  - PROPOSED PARKING COUNT



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**APPROVED**

DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DSP NO. 2015-0021

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

\_\_\_\_\_  
DATE

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ENGINEER:  
AARON BODENSCHATZ, P.E.



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DRAWN BY: MV  
CHECKED BY: AB

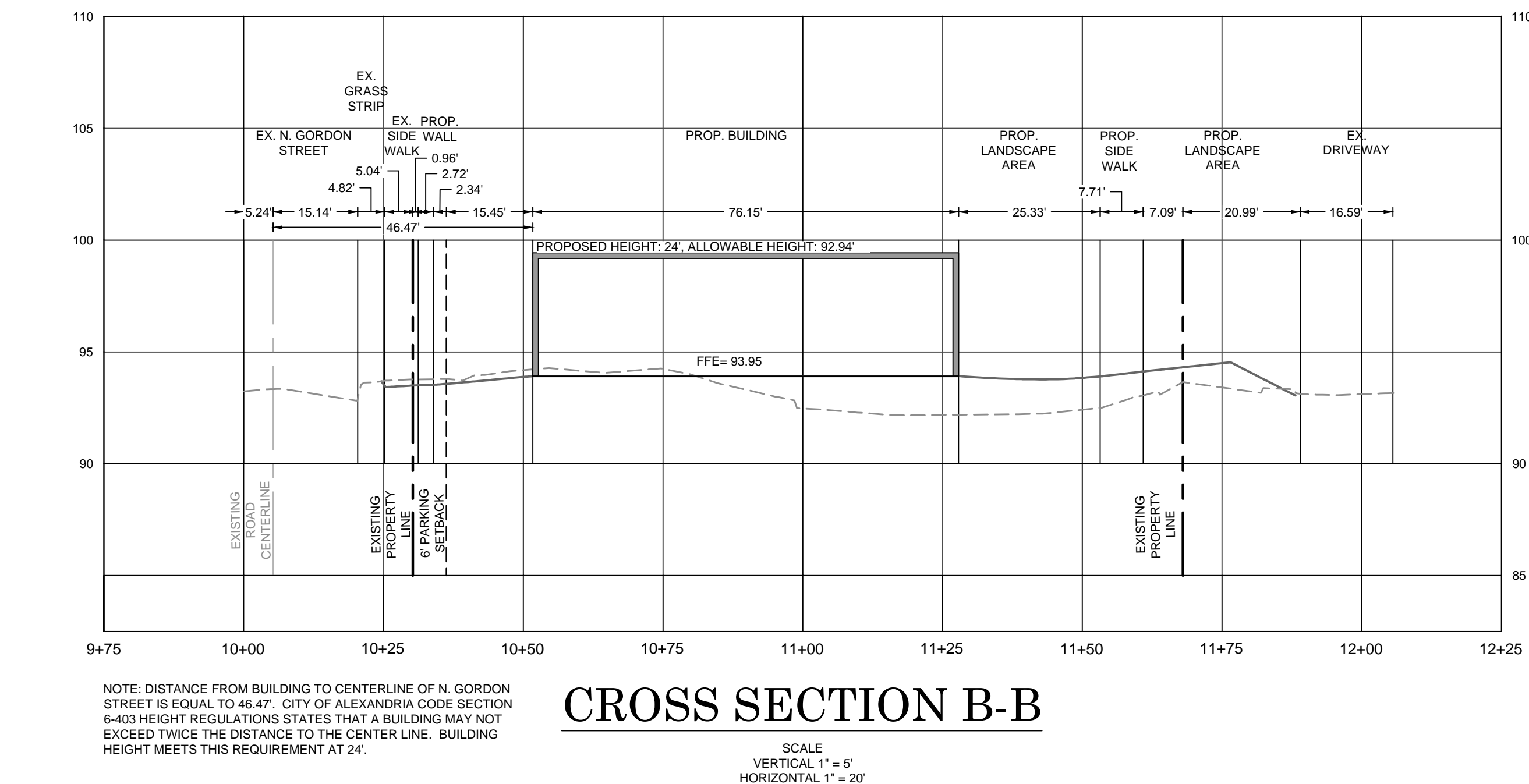
**TACO BELL**  
4213 DUKE STREET  
ALEXANDRIA, VA 22304

**TACO BELL**  
URBAN EDGE  
MED40

FUTURE TRANSIT  
WAY

**C14**





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<b>APPROVED</b>		
DEPARTMENT OF PLANNING & ZONING		
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO.    2015-0021		
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STORE No.:	31109
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SCALE:	1"=20'
DRAWN BY:	MV
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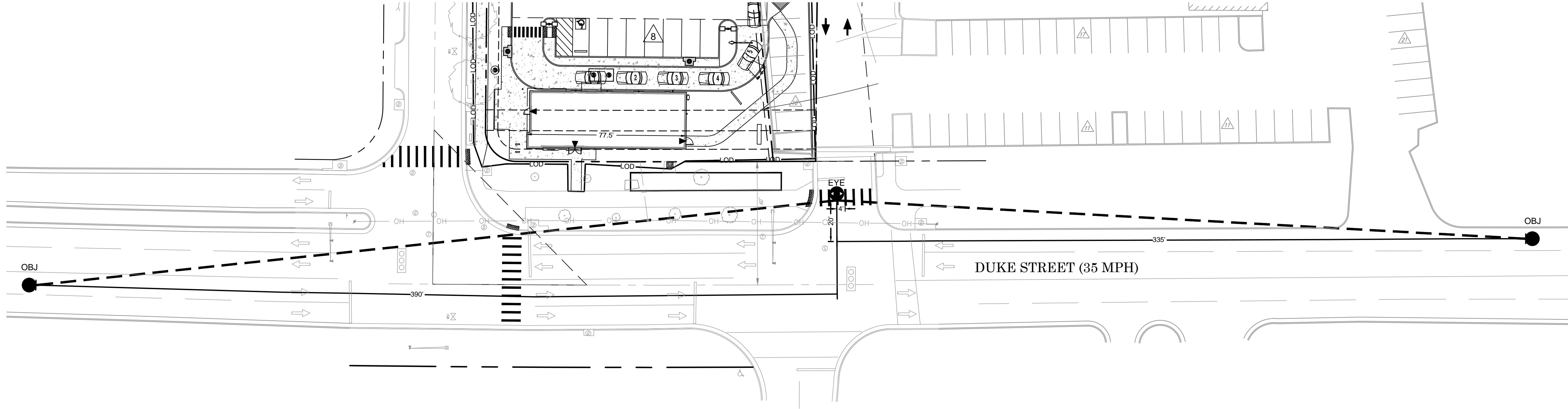
4213 DUKE STREET  
ALEXANDRIA, VA 22304



## SITE CROSS SECTIONS

# C15



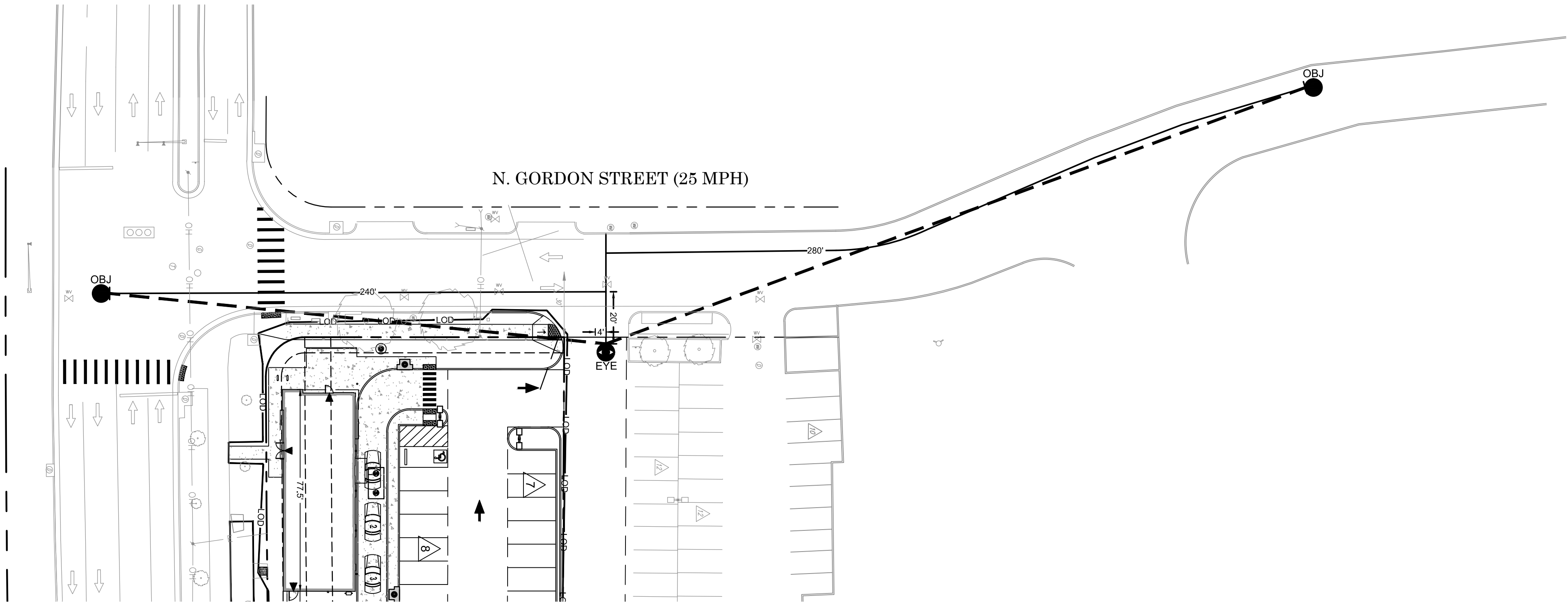


Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	41.7	45	15	80	165.4	170
30	35	62.6	65	20	115	220.5	225
40	50	83.4	85	25	155	275.6	280
50	65	104.3	105	30	200	330.8	335
60	85	125.1	130	35	250	385.9	390
70	105	146.0	150	40	305	441.0	445
80	130	166.8	170	45	360	496.1	500
90	160	187.7	190	50	425	551.3	555
100	185	208.5	210	55	495	606.4	610
110	220	229.4	230	60	570	661.5	665
120	250	250.2	255	65	645	716.6	720
130	285	271.1	275	70	730	771.8	775
				75	820	826.9	830
				80	910	882.0	885

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

Metric				US Customary			
Design speed (km/h)	Stopping sight distance (m)	Intersection sight distance for passenger cars		Design speed (mph)	Stopping sight distance (ft)	Intersection sight distance for passenger cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
				75	820	716.6	720
				80	910	764.4	765

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

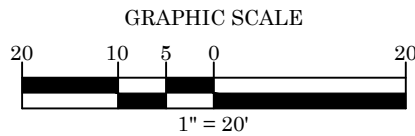


Metric				US Customary			
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APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DSP NO. 2015-0021

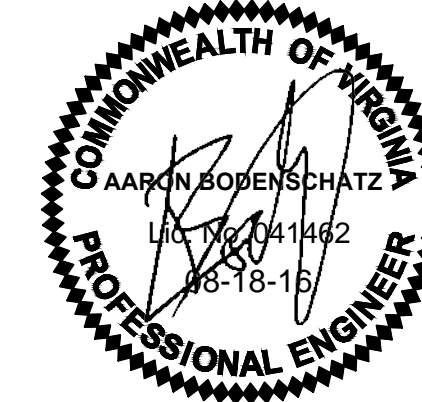
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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ENGINEER:  
AARON BODENSCHATZ, P.E.



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SCALE: 1"=20'  
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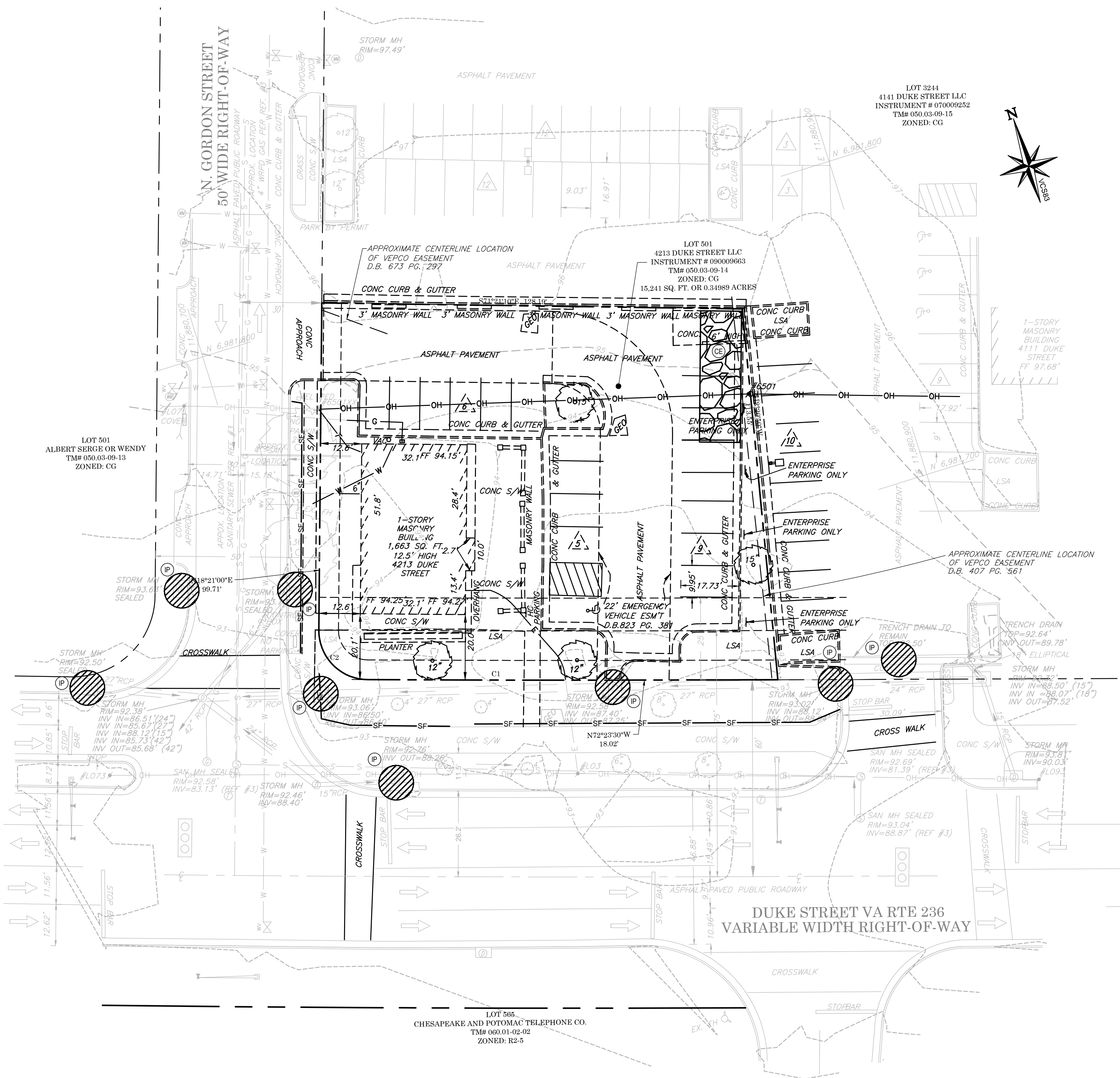
TACO BELL  
4213 DUKE STREET  
ALEXANDRIA, VA 22304



SIGHT DISTANCE  
PLAN

C16





## GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

## SEQUENCE OF CONSTRUCTION:

### PHASE 1

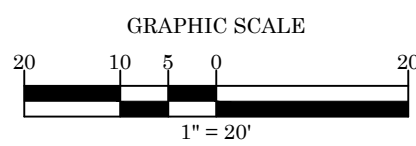
- INSTALL CONSTRUCTION ENTRANCE AND ADDITIONAL BMP'S.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
- HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORMWATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- SITE CLEARING.

### PHASE 2

- BEGIN BUILDING CONSTRUCTION
- INSTALL PIPING, ELECTRICAL AND UTILITIES.
- INSTALL CURBS AND ISLANDS.
- INSTALL PAVING.
- SITE CLEAN UP.
- COMPLETE GRADING AND INSTALL LANDSCAPING.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

## EROSION CONTROL LEGEND:

NO.	PRACTICE	CODE	SYMBOL
3.07	INLET PROTECTION	IP	
3.05	SILT FENCE	SF	
3.32	PERMANENT SEEDING	PS	
3.02	CONSTRUCTION ENTRANCE	CE	
3.38	TREE PROTECTION	TP	



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## APPROVED

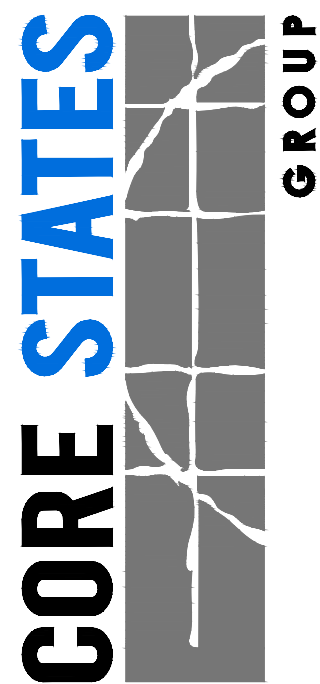
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
DSP NO. 2015-0021  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

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201 S. Maple Ave. Ste. 300  
Alexandria, VA 22304  
Phone (703) 803-2125  
abodenschatz@coreeng.com

ENGINEER:

AARON BODENSCHATZ, P.E.



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TACO BELL

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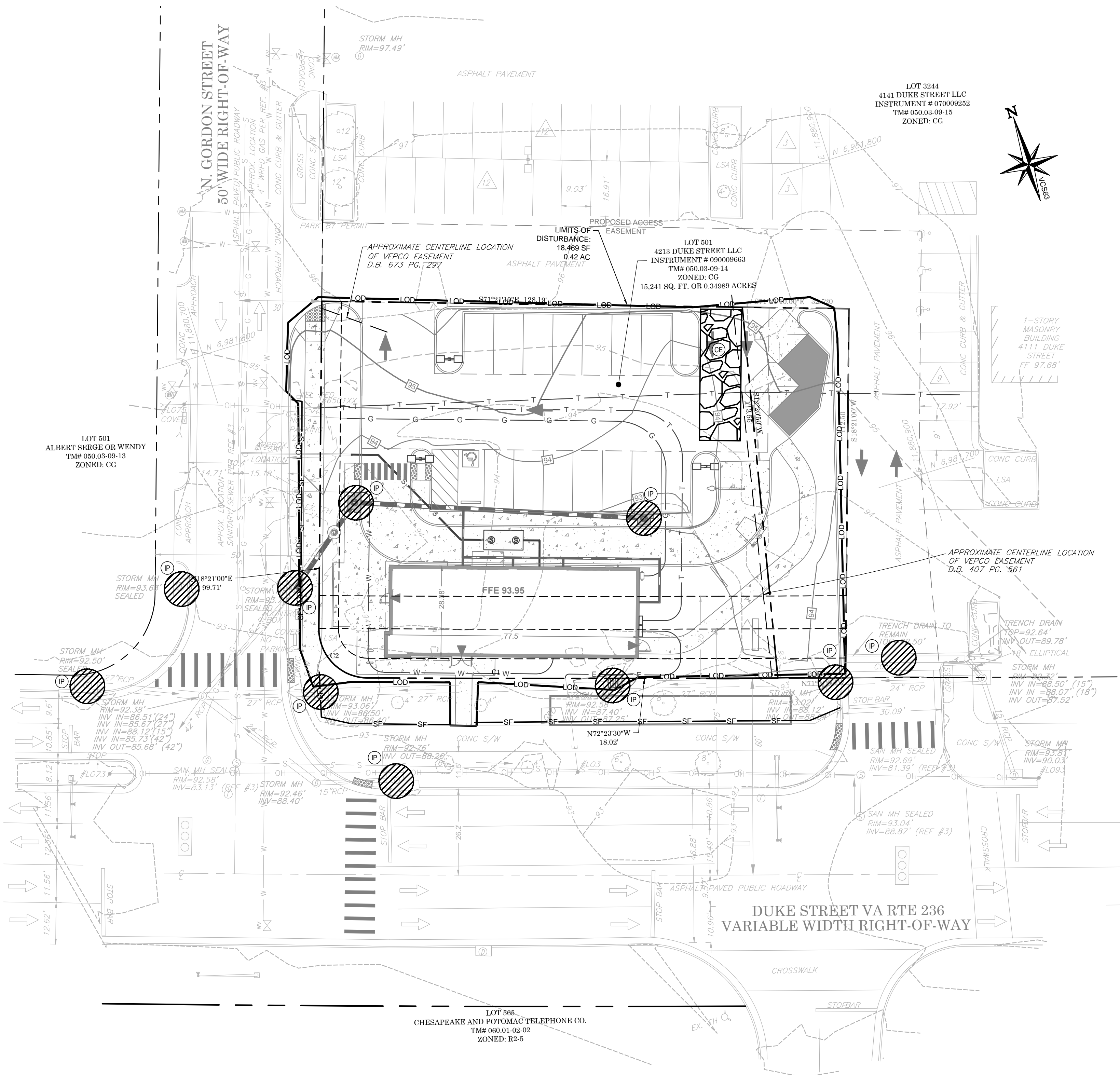


URBAN EDGE  
MED40

EROSION AND  
SEDIMENT CONTROL  
PLAN: PHASE I

C17





## GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

## SEQUENCE OF CONSTRUCTION:

### PHASE 1

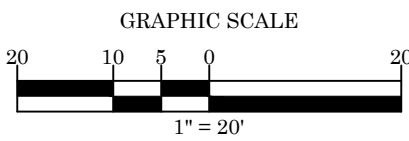
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- SITE CLEARING.

### PHASE 2

- BEGIN BUILDING CONSTRUCTION
- INSTALL PIPING, ELECTRICAL AND UTILITIES.
- INSTALL CURBS AND ISLANDS.
- INSTALL PAVING.
- SITE CLEAN UP.
- COMPLETE GRADING AND INSTALL LANDSCAPING.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

## EROSION CONTROL LEGEND:

NO.	PRACTICE	CODE	SYMBOL
3.07	INLET PROTECTION	IP	
3.05	SILT FENCE	SF	
3.32	PERMANENT SEEDING	PS	
3.02	CONSTRUCTION ENTRANCE	CE	
3.38	TREE PROTECTION	TP	



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## APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

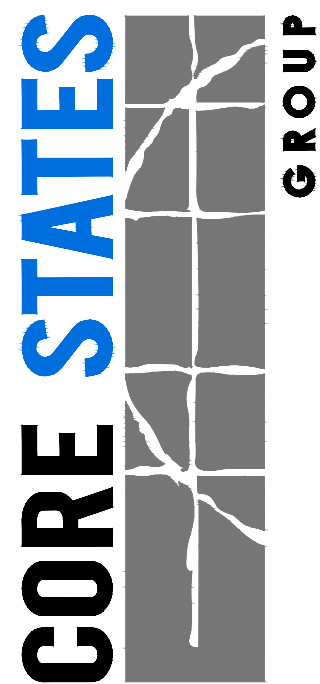
DSP NO. 2015-0021

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



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ENGINEER:

AARON BODENSCHATZ, P.E.



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DATE: 08/18/2016  
BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: --/--/----  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=20'  
DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

EROSION AND  
SEDIMENT CONTROL  
PLAN: PHASE II

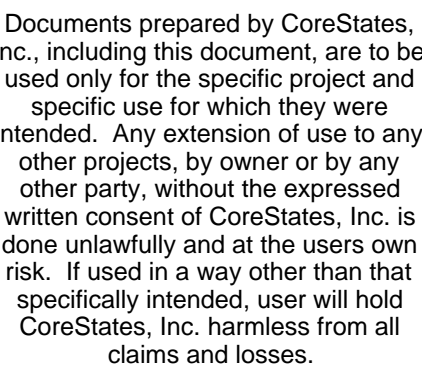
C18







AARON BODENSCHATZ, P.E.



CROWN COVERAGE ALLOWANCE SCHEDULE				
REQUIRED CROWN COVERAGE ALLOWANCE = 25% TOTAL SITE AREA 15,241 SF * (0.25) = 3,810 SF				
KEY	TREE NAME	CROWN COVERAGE ALLOWANCE	NUMBER OF TREES	TOTAL CROWN COVERAGE ALLOWANCE
UPD	DYNASTY ELM	1,250 SF	4	5,000 SF
	TOTAL			5,000 SF

NOTE: ALL EXISTING TREE CANOPY COVERAGE TO BE REMOVED

KEY	TREE NAME	CROWN COVERAGE ALLOWANCE	NUMBER OF TREES	TOTAL CROWN COVERAGE ALLOWANCE
UPD	DYNASTY ELM	1,250 SF	4	5,000 SF
	TOTAL			5,000 SF

TACO BELL

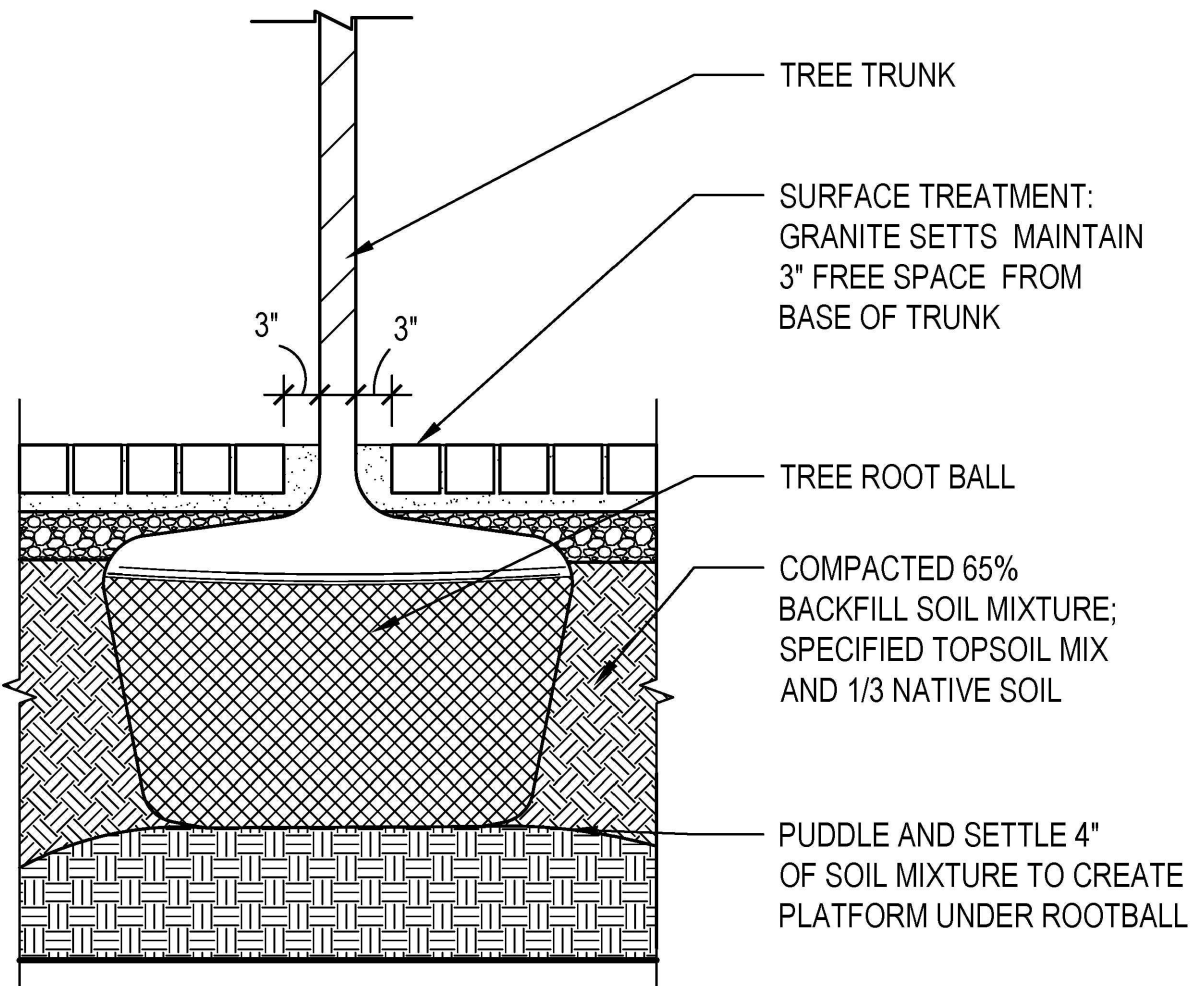
4213 DUKE STREET  
ALEXANDRIA, VA 22304



LANDSCAPE PLAN

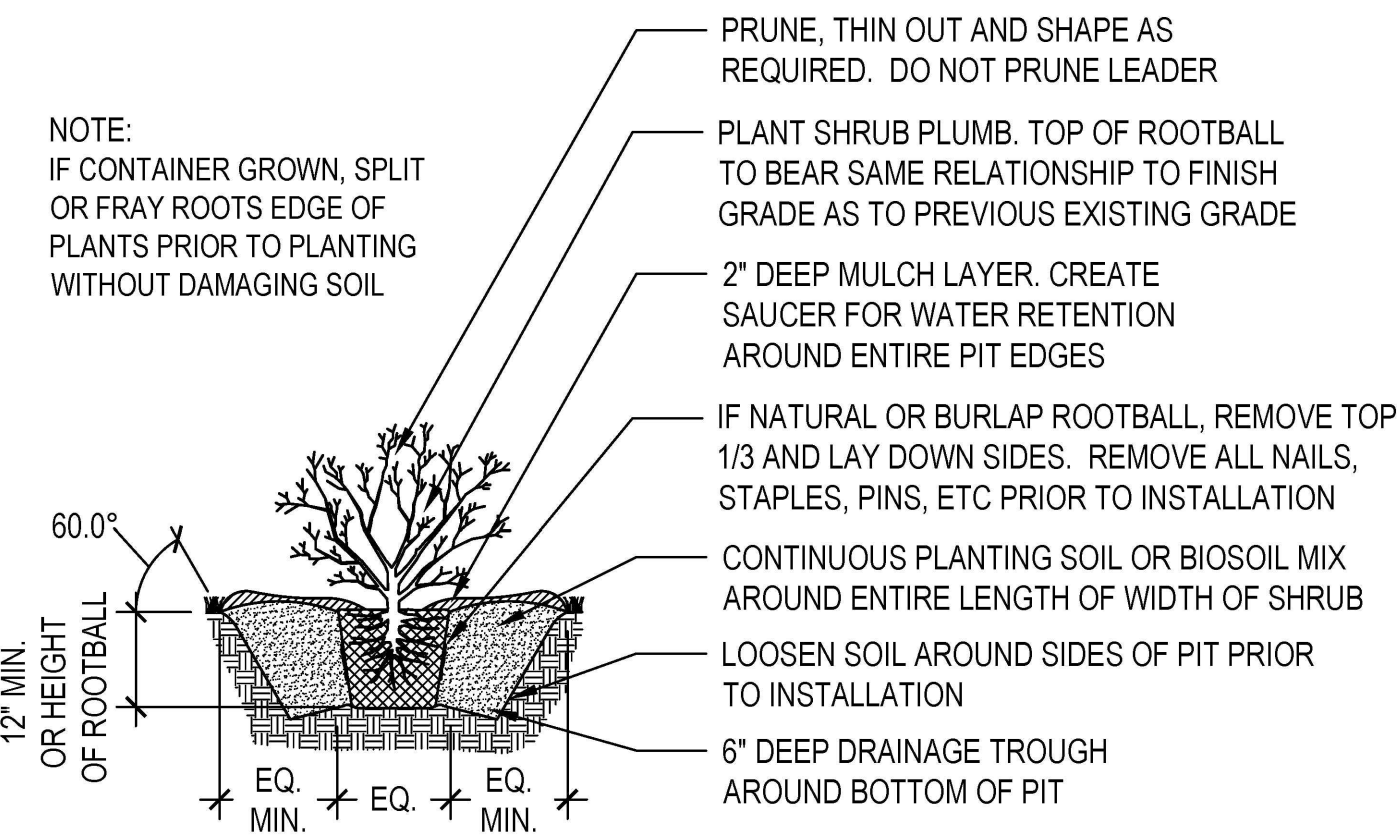
# C20





## B1 TREE PLANTING IN HARDSCAPE

SCALE: 3/4" = 1'-0" REF: L-301

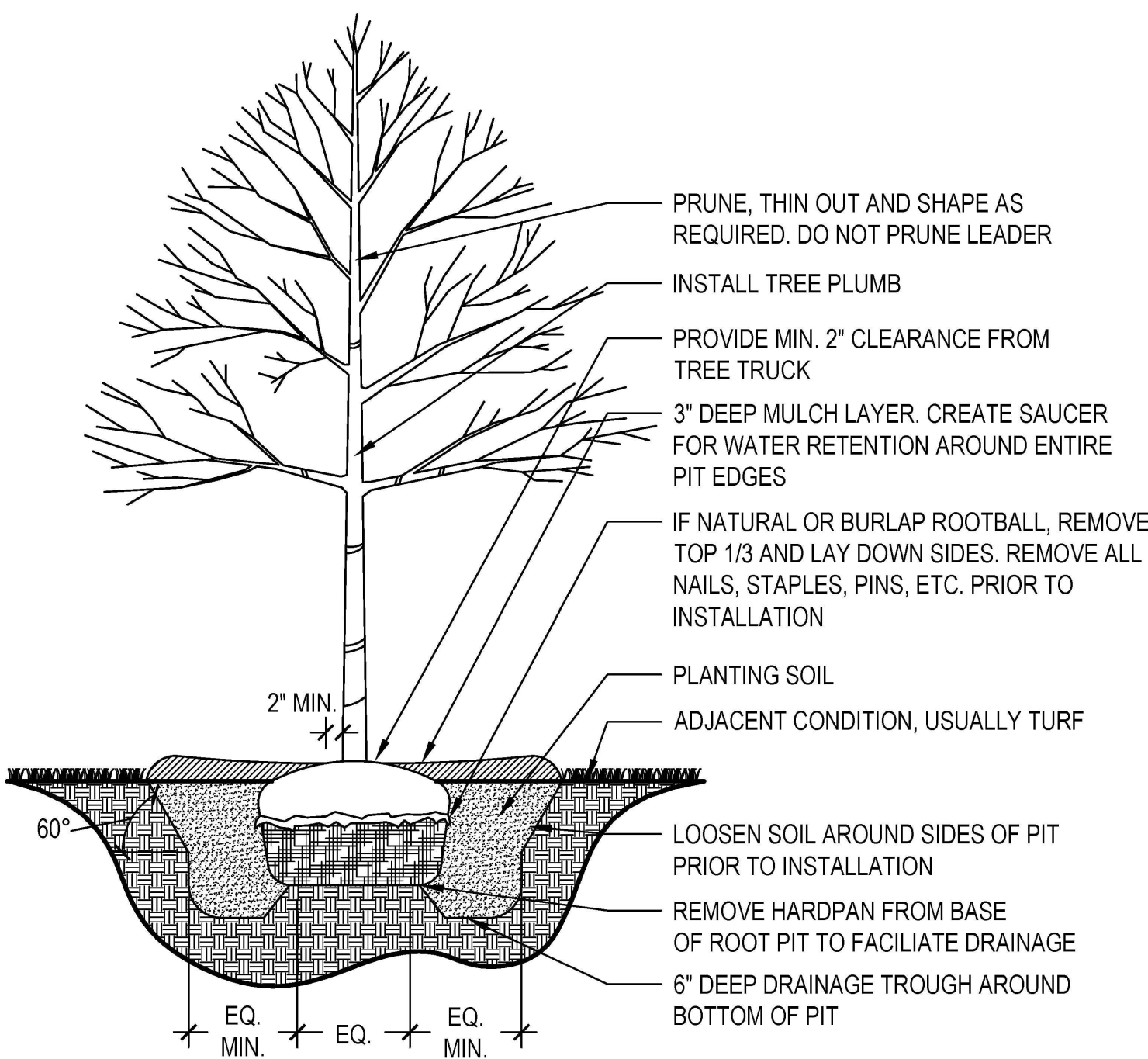


## B2 GROUNDCOVER

SCALE: 1/2" = 1'-0" REF: L-301

## C2 SHRUB PLANTING

SCALE: 1/2" = 1'-0" REF: L-301

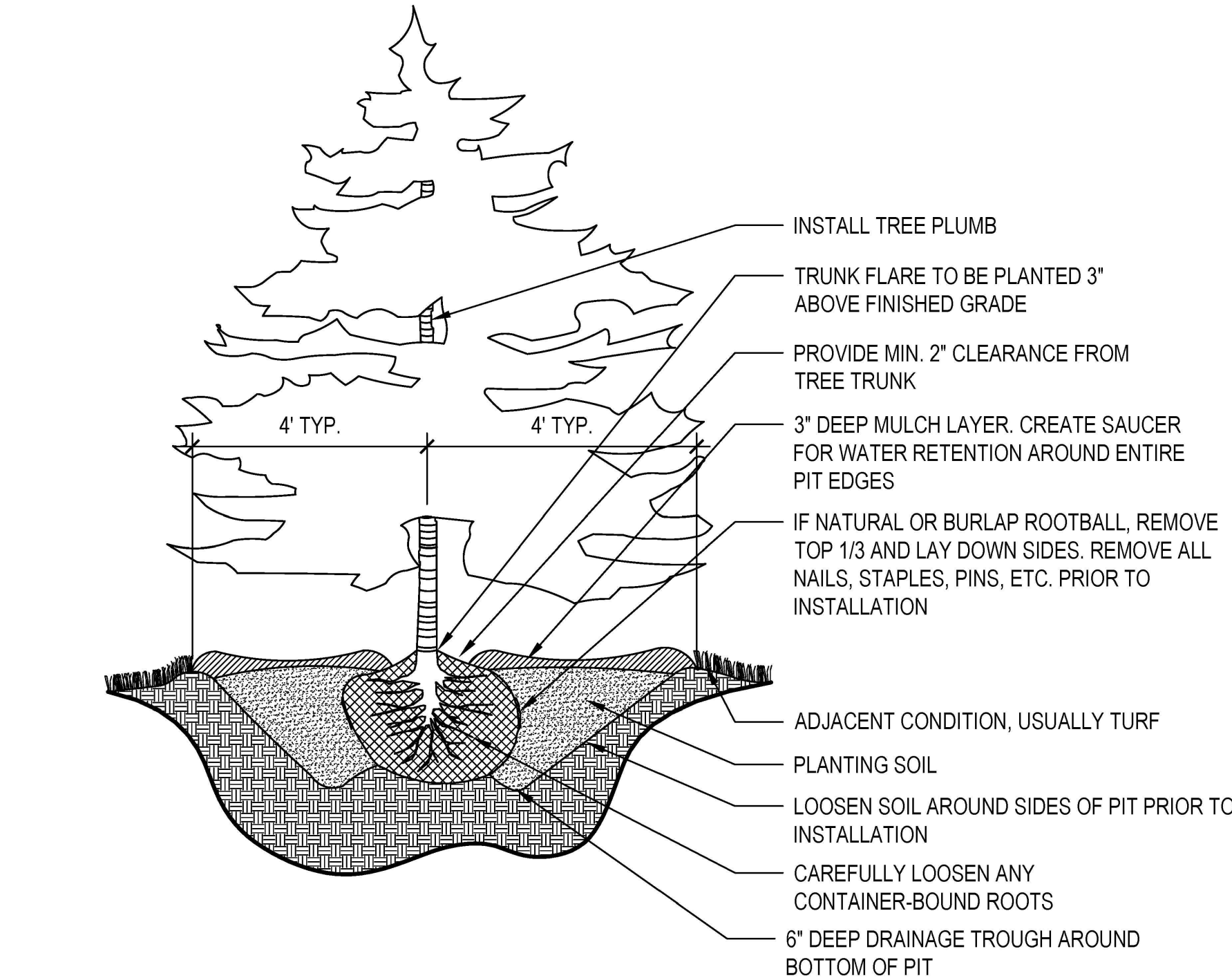


## E2 TREE PLANTING

SCALE: 1/2" = 1'-0" REF: L-301

## C3 TURF PLANTING

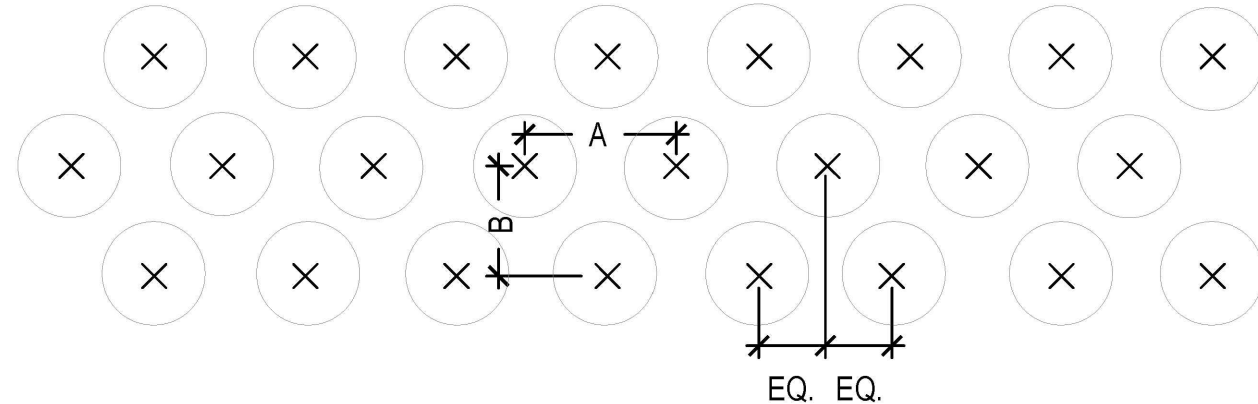
SCALE: 1' = 1'-0" REF: L-301



## E3 EVERGREEN TREE PLANTING

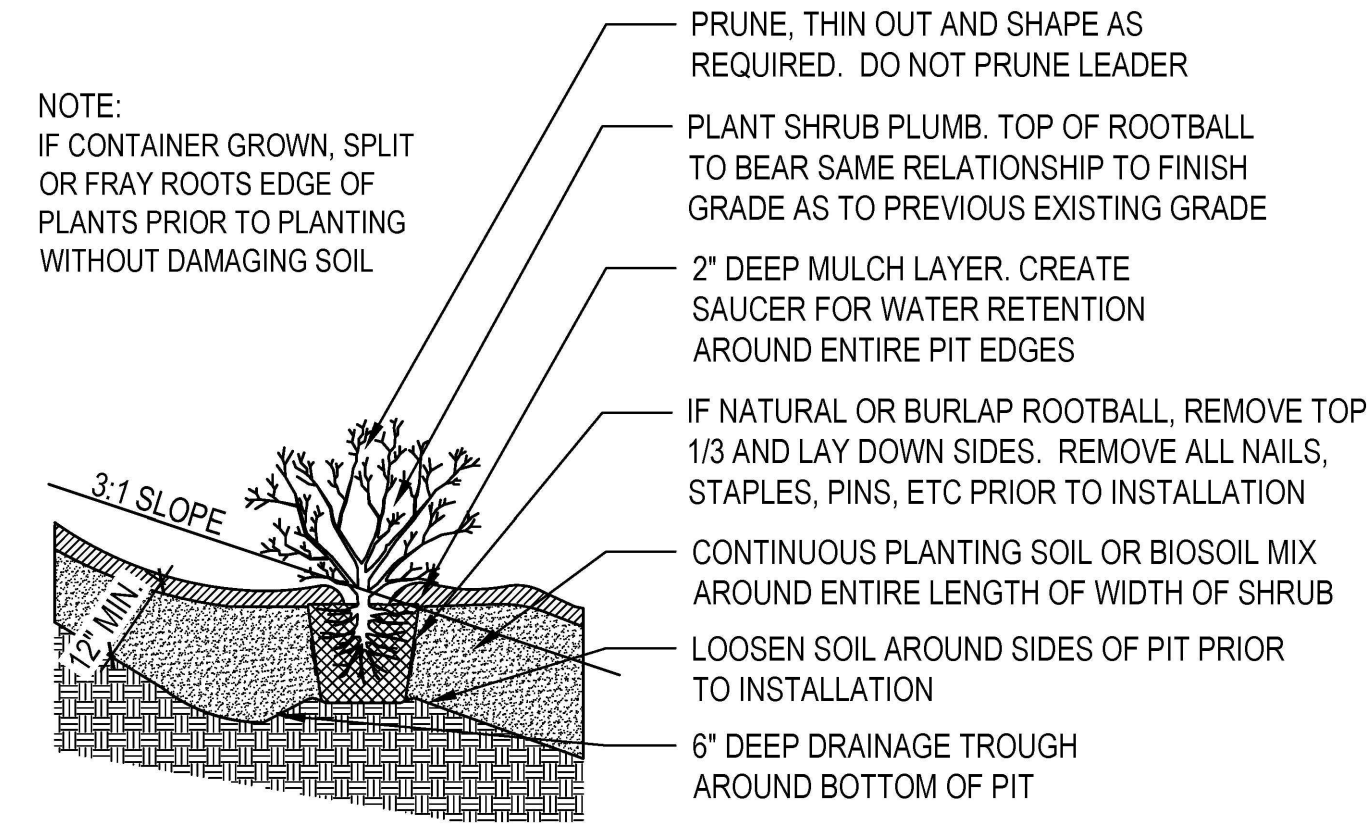
SCALE: 1/2" = 1'-0" REF: L-301

SPACING *A"	(SEE PLANT LIST -NOTES COLUMN)	ROW "B"	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.		5.20"	4.00
8" o.c.		6.93"	2.60
12" o.c.		10.40"	1.00
18" o.c.		15.60"	0.45
24" o.c.		20.80"	0.25
30" o.c.		25.40"	0.16
36" o.c.		29.70"	0.11
48" o.c.		39.60"	0.0625



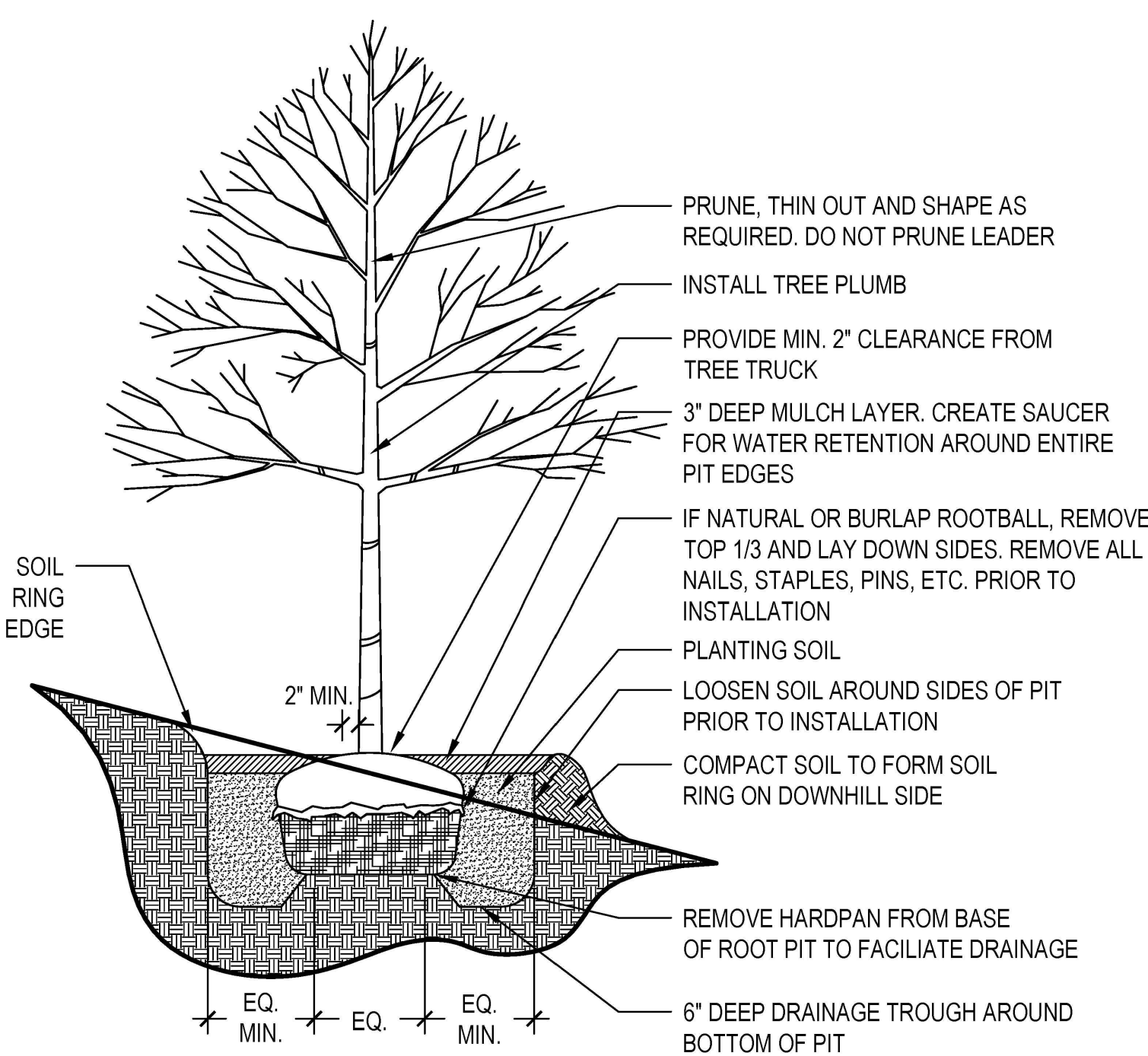
## B3 PLANT SPACING CHART

SCALE: 1' = 1'-0" REF: L-301



## C1 SHRUB PLANTING ON SLOPE

SCALE: 1/2" = 1'-0" REF: L-301



## E1 TREE PLANTING ON SLOPE

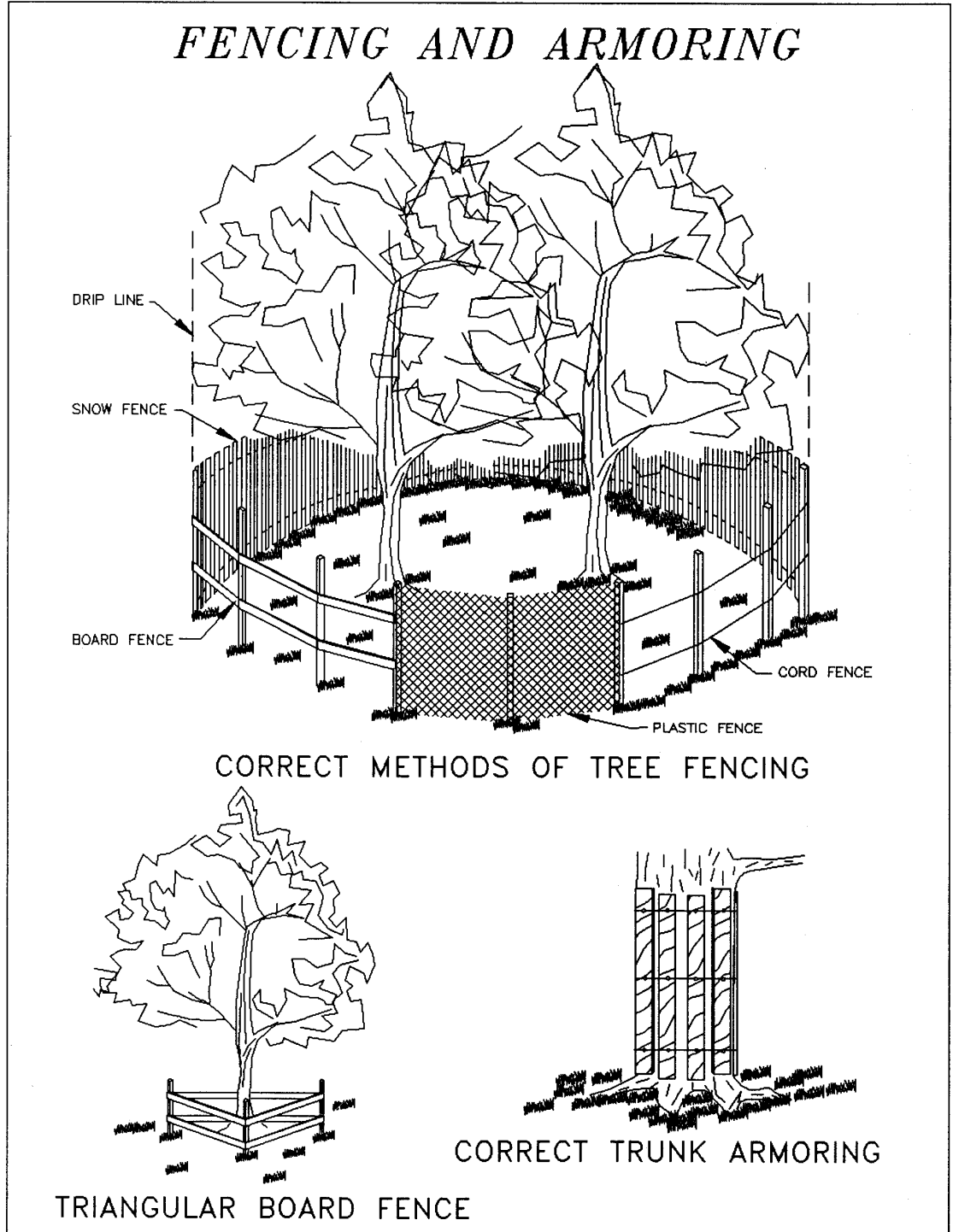
SCALE: 1/2" = 1'-0" REF: L-301

### LANDSCAPE NOTES:

- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY OWNER'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH (10-10-10) TIME RELEASE FERTILIZER PER MANUFACTURER'S SPECIFIED APPLICATION RATED.
- DARK HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE COVERED WITH DARK HARDWOOD MULCH TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL AREAS NOT RECEIVING SOD OR PLANT MATERIAL MUST BE COVERED USING DARK MULCH.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
- CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER AS NEEDED.
- DISTURBED AREAS, EXCEPT AS NOTED, SHALL BE COVERED WITH MULCH.
- CONTRACTOR TO MATCH / REPLACE PLANT MATERIAL IN LANDSCAPE AREAS THAT HAVE BEEN DAMAGED DURING CONSTRUCTION.

1992

3.38



Source: Va. DSWC

Plate 3.38-2

III - 401

CORE STATES GROUP

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ENGINEER:  
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DATE: 08/18/2016  
BUILDING TYPE: URBAN EDGE MED40  
BUILDING DATE: ---/---/---  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: N/A  
DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304



URBAN EDGE  
MED40

LANDSCAPE  
NOTES AND  
DETAILS

C21

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DSP NO. 2015-0021

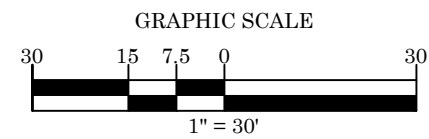
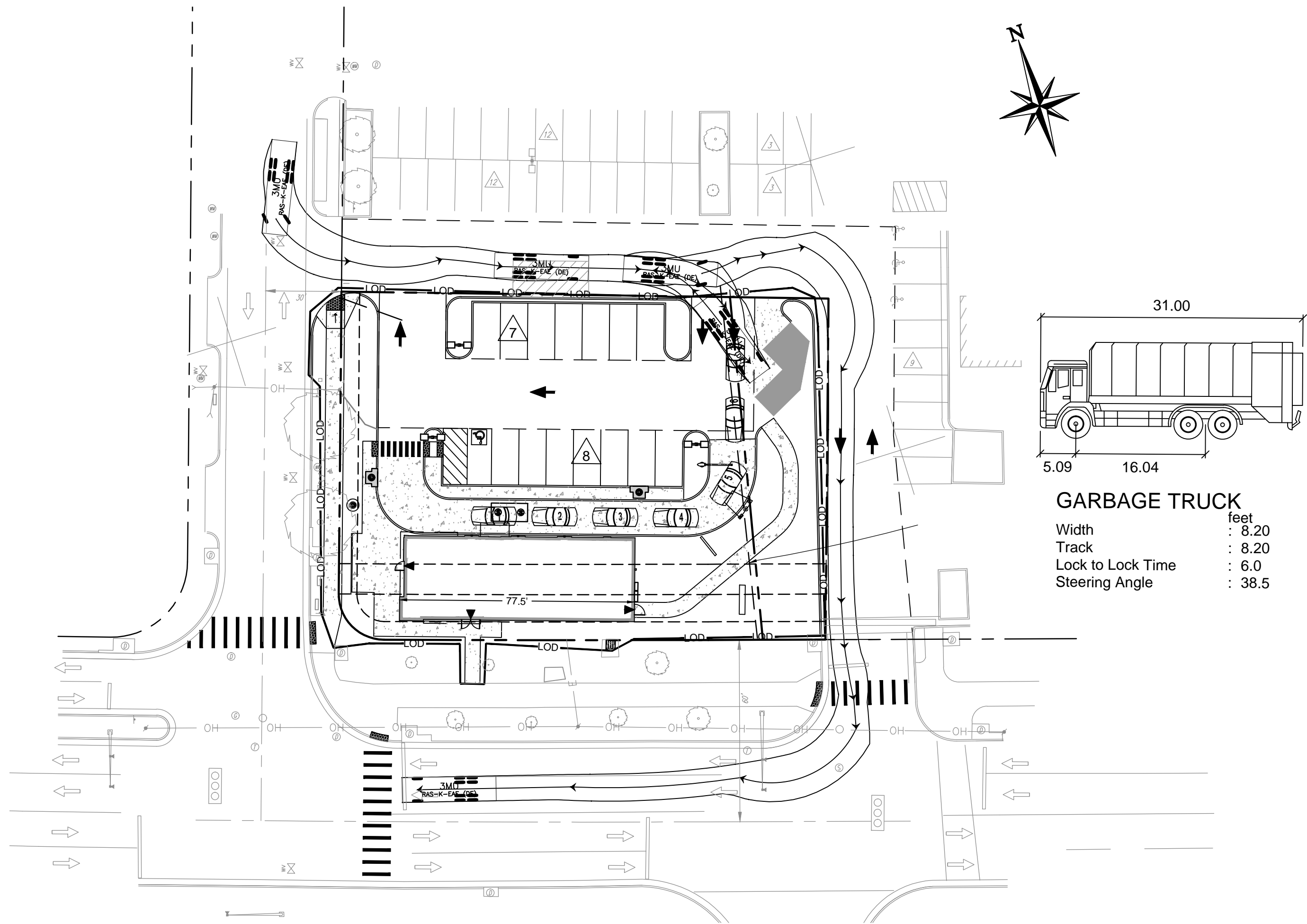
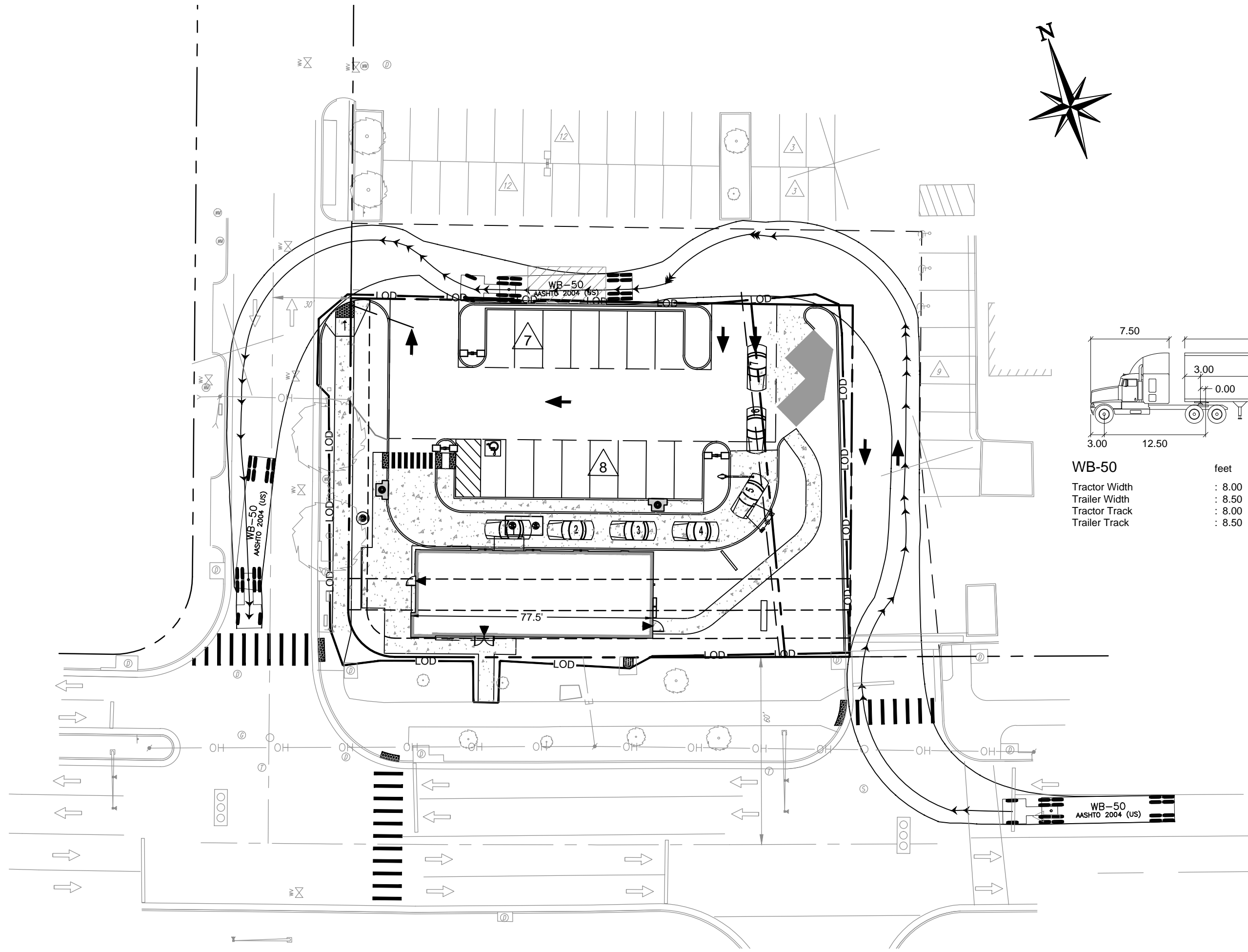
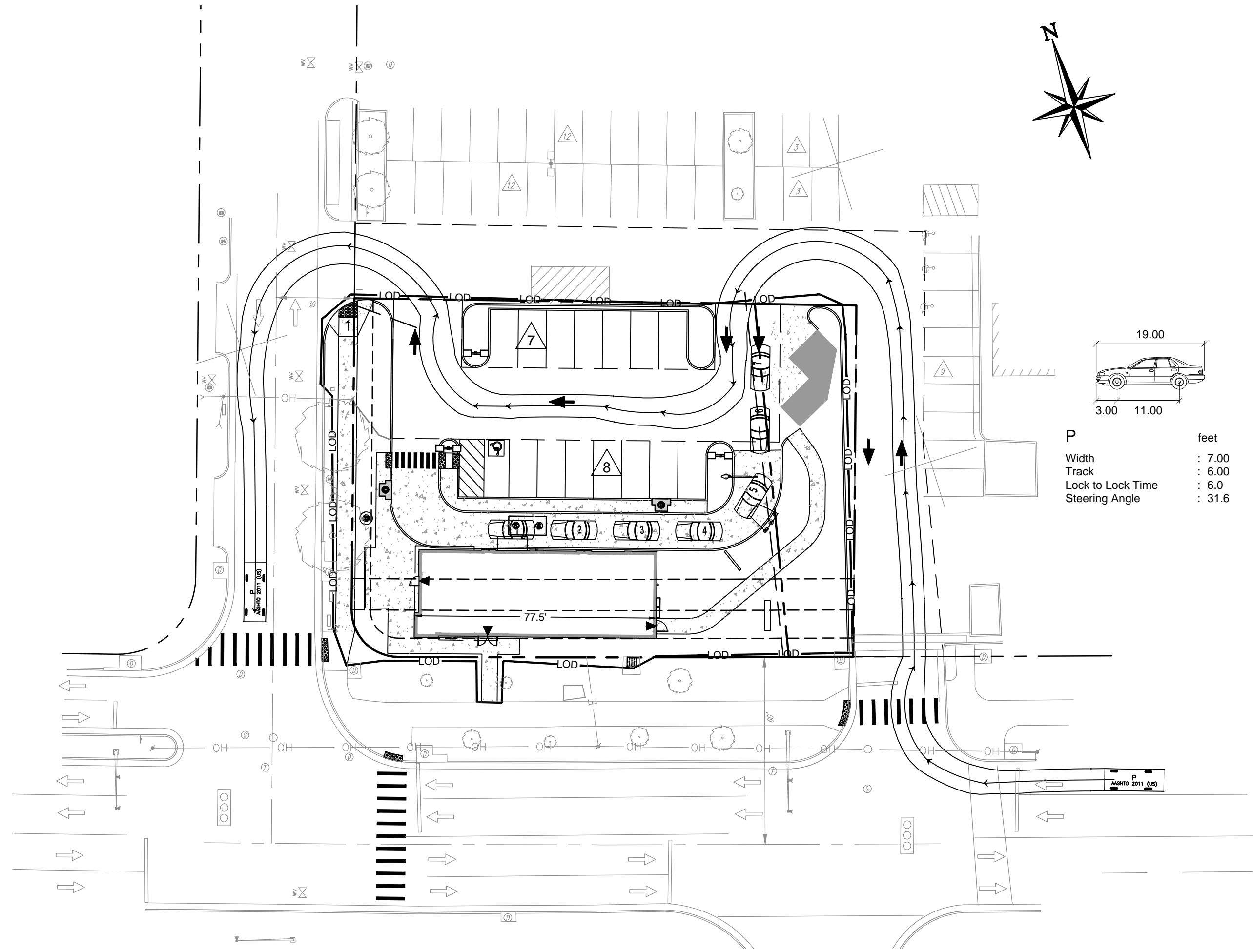
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.





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<b>APPROVED</b>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
DSP NO. 2015-0021	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
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**CORE STATES** GROUP

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ENGINEER:  
AARON BODENSCHATZ, P.E.



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BUILDING DATE: --/--  
SITE No.: 310864  
STORE No.: 31109  
JOB No.: TCB-17637  
SCALE: 1"=30'  
DRAWN BY: MV  
CHECKED BY: AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304

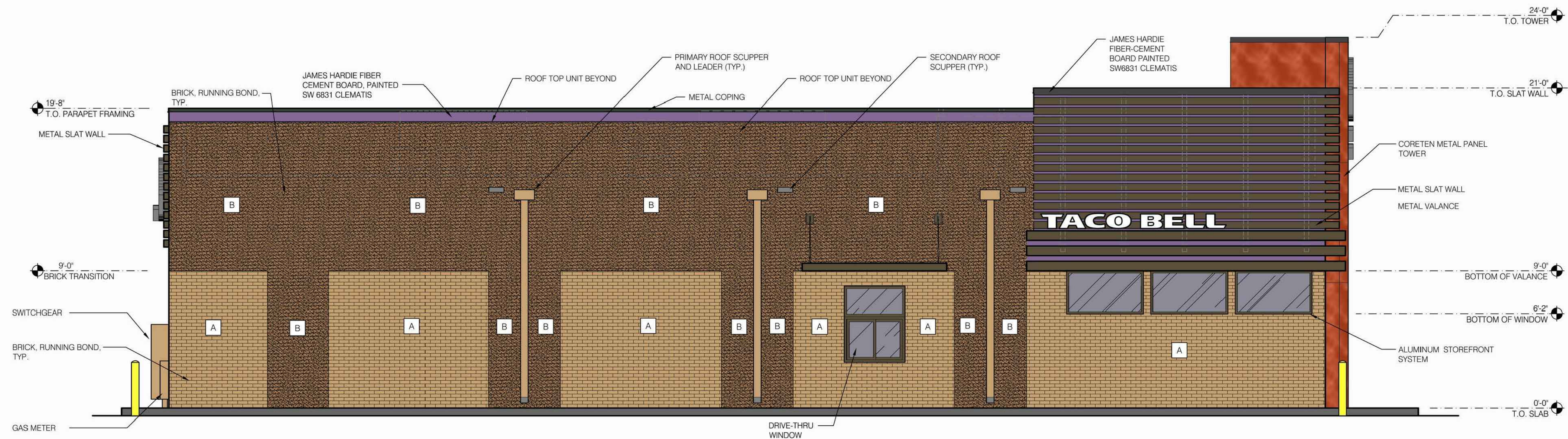


URBAN EDGE  
MED40

TRUCK TURN PLAN

C22





REAR ELEVATION 1/4"=1'-0" A

LEGEND:

	A. DENOTES ACME BRICK GOLDEN SUNSET	
	B. DENOTES ACME BRICK CINNAMON BROWN	

QTY.	TACO BELL SIGNAGE DETAILS	DIMENSIONS	SQUARE FOOTAGE
1	12" CHANNEL LETTER SLAT WALL SIGN	12'-0" X 1'-0"	12 SF
1	CHANNEL LETTER SLAT WALL SIGN	2'-4" X 6'-8"	15 SF
1	SWINGING BELL - FORMED FACE	4'-8" X 5'-0"	23 SF



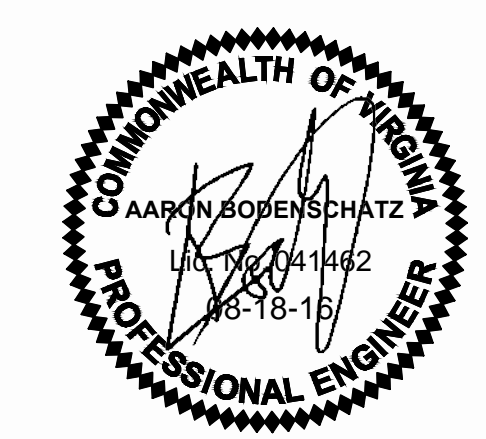
NOTE: THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.

LEFT SIDE ELEVATION 1/4"=1'-0" B

**CORE STATES GROUP**

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Warren, NJ 07059  
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CONTRACT DATE: \_\_\_\_\_  
BUILDING TYPE: LIVE MAS MEDIUM40  
PLAN VERSION: JUNE 2015  
SITE NUMBER: 310864  
STORE NUMBER: 31109

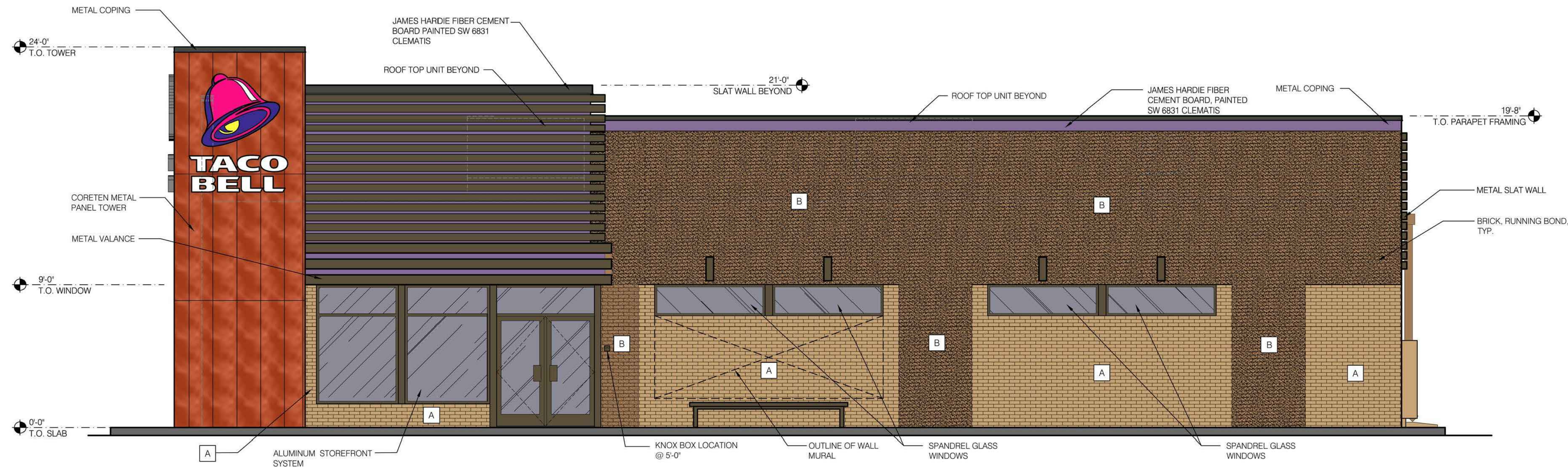
TACO BELL  
4213 DUKE STREET  
ALEXANDRIA, VA



**EXTERIOR ELEVATIONS**

**A4.0**  
PLOT DATE: \_\_\_\_\_





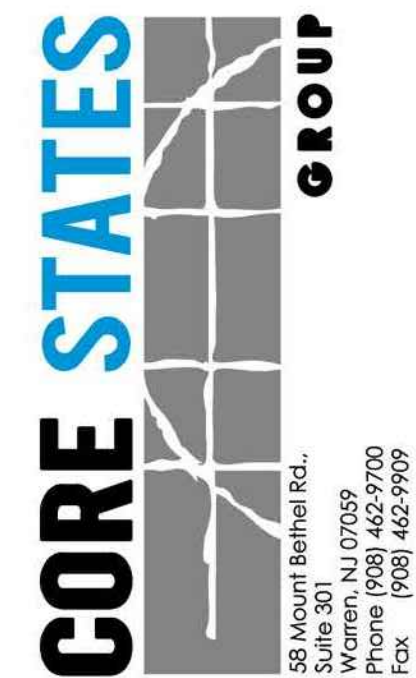
**FRONT ELEVATION** 1/4"=1'-0" **A**



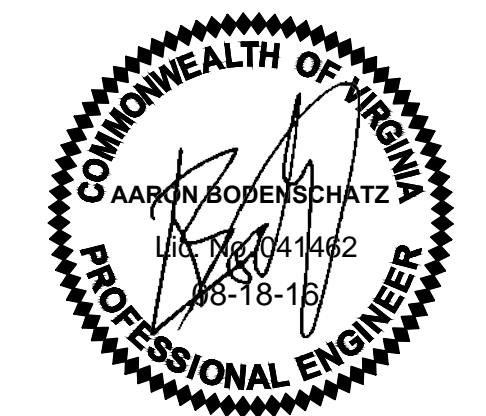
NOTE: THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.

**RIGHT SIDE ELEVATION** 1/4"=1'-0" **B**

QTY.	TACO BELL SIGNAGE DETAILS	DIMENSIONS	SQUARE FOOTAGE
1	12" CHANNEL LETTER SLAT WALL SIGN	12'-0" X 1'-0"	12 SF
1	CHANNEL LETTER SLAT WALL SIGN	2'-4" X 6'-8"	15 SF
2	SWINGING BELL - FORMED FACE	4'-8" X 5'-0"	23 SF



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CONTRACT DATE: 06/01/2015  
BUILDING TYPE: LIVE MAS MEDIUM40  
PLAN VERSION: JUNE 2015  
SITE NUMBER: 310864  
STORE NUMBER: 31109

TACO BELL  
4213 DUKE STREET  
ALEXANDRIA, VA

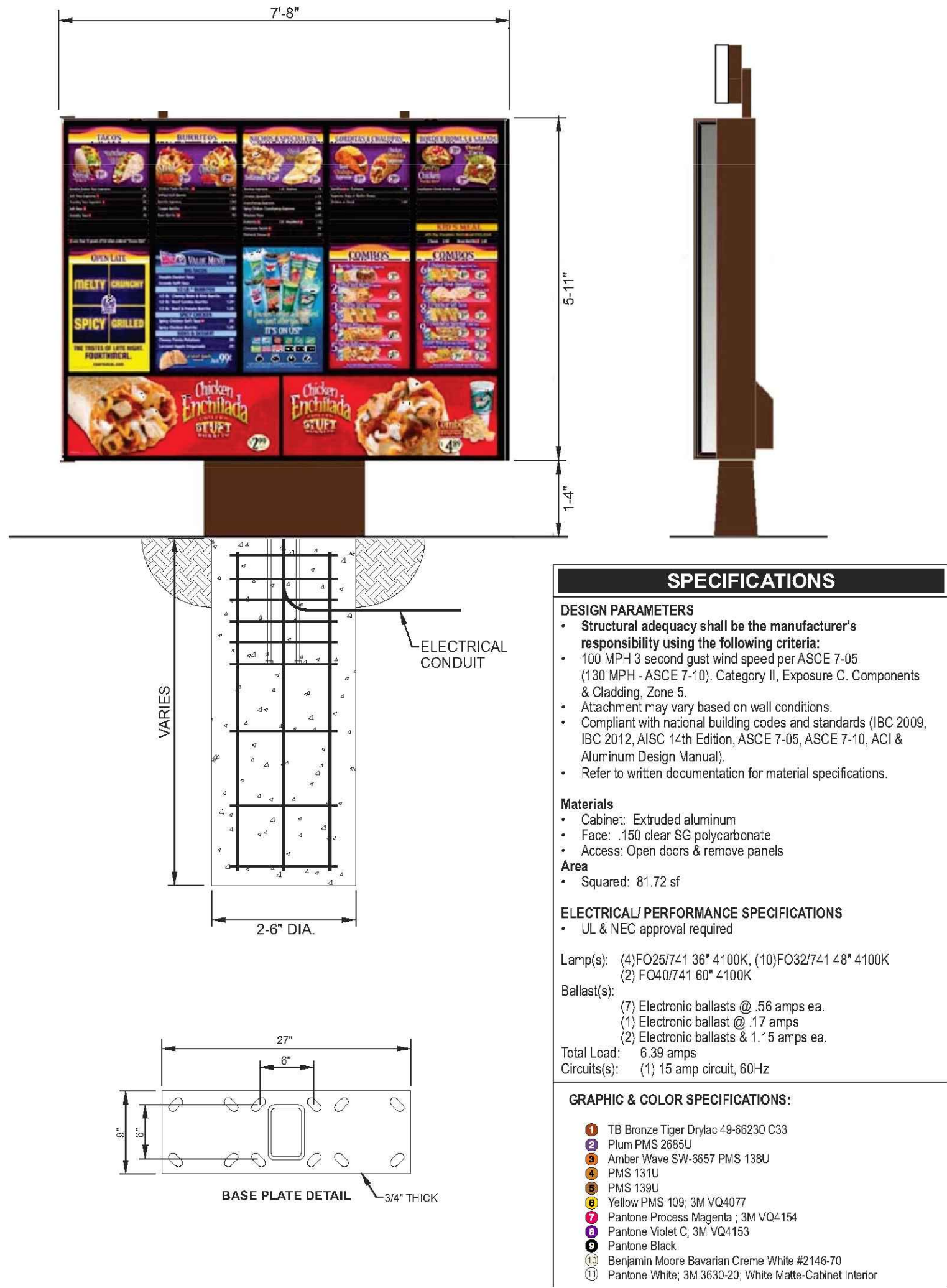


**EXTERIOR ELEVATIONS**

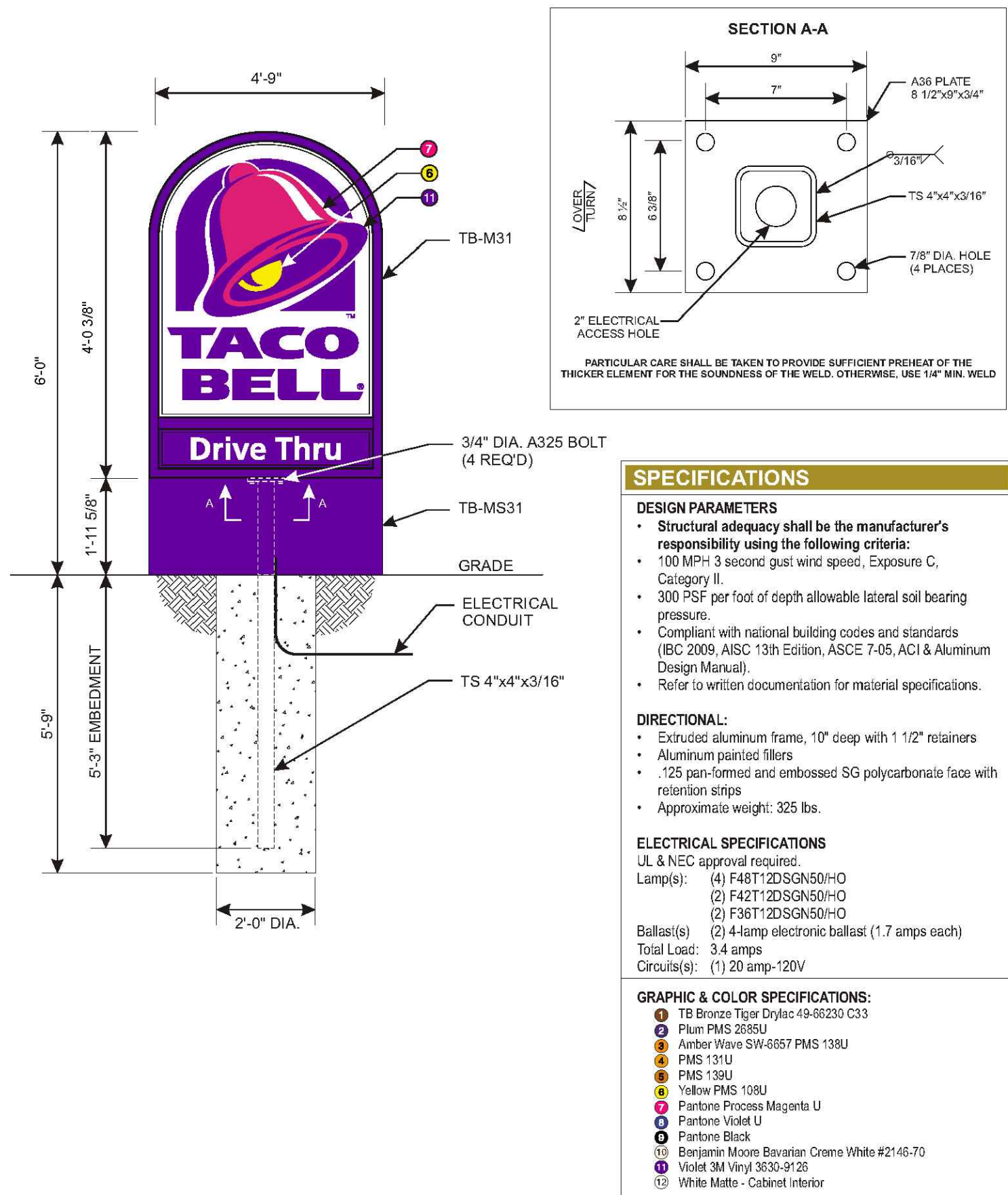
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PLOT DATE:



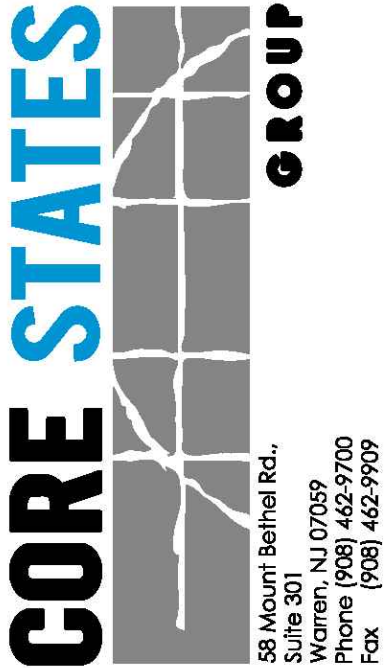


MENU BOARD 1/4" = 1'-0" A

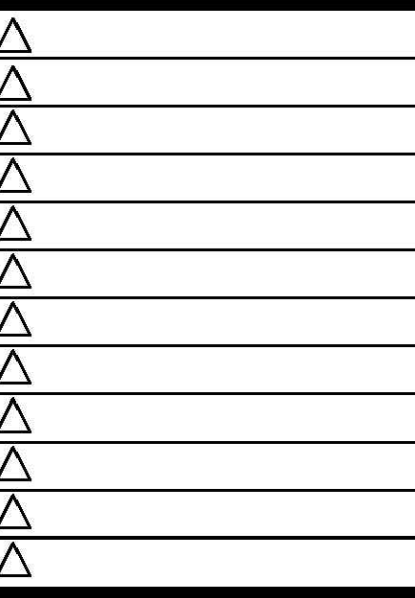
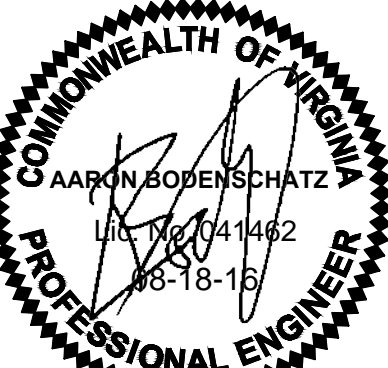


NOTE: THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.

MONUMENT SIGN 1/4" = 1'-0" B



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SITE NUMBER: 310864  
STORE NUMBER: 31109

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA



LIVE MAS  
MEDIUM40

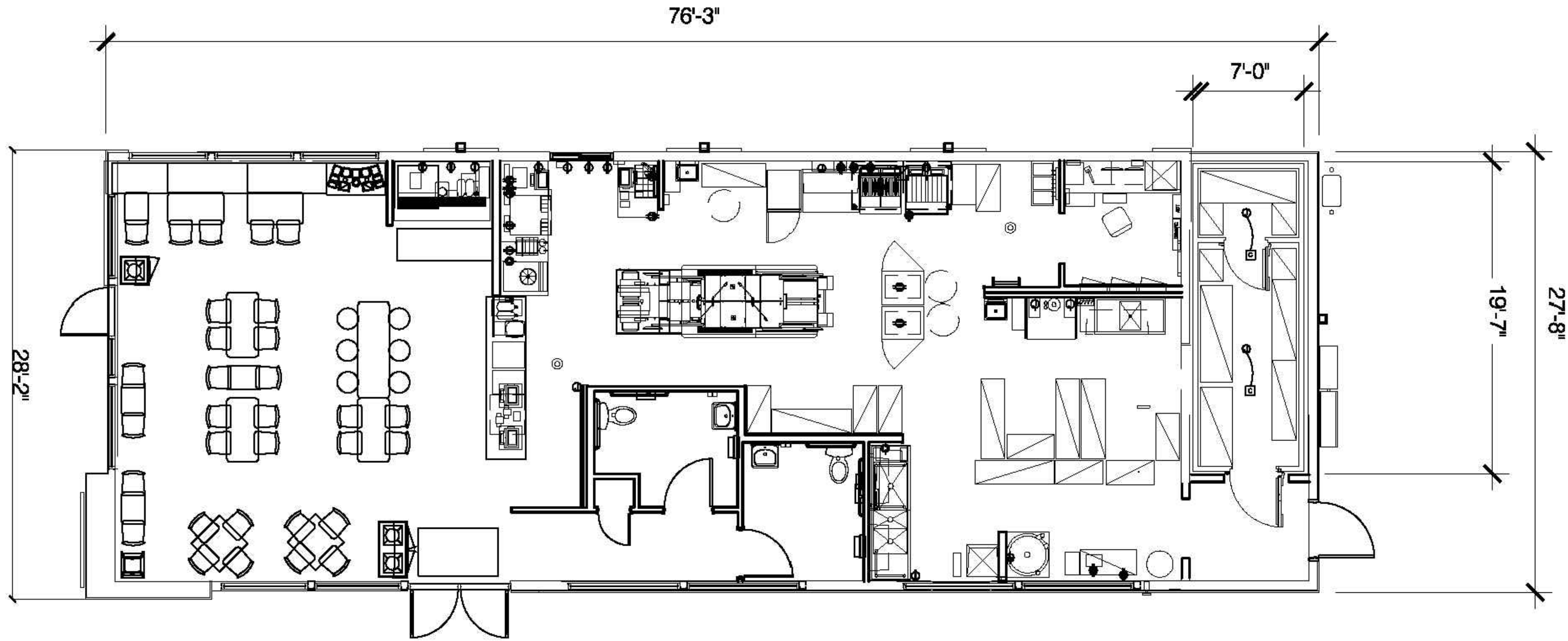
EXTERIOR  
SIGNS

A4.2

PLOT DATE:



N. GORDON STREET



DUKE STREET

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APPROVED		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR		_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
DSP NO. 2015-0021		_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION		_____ DATE
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

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COMMONWEALTH OF VIRGINIA

AARON BODENSCHATZ

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12-18-15

PROFESSIONAL ENGINEER

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DATE:	08/18/2016
BUILDING TYPE:	URBAN EDGE MED40
BUILDING DATE:	--/------
SITE No.:	310864
STORE No.:	31109
JOB No.:	TCB-17637
SCALE:	N/A
DRAWN BY:	MV
CHECKED BY:	AB

TACO BELL

4213 DUKE STREET  
ALEXANDRIA, VA 22304

TACO BELL

URBAN EDGE

MED40

FLOOR PLAN

C26